

Annex 4

Land at Mayfields Grove, York

'Mayfields'

A Management Framework 2012 – 2022



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Site Statement

The purpose of this management framework is to: describe the land at Mayfields Grove, York; to set out the requirements for the successful management of the land for nature conservation with free public access and to encourage the development of management plans which realise the many opportunities for wider public benefit.

The importance of wildlife and green spaces to people living in the area is recognized and it is the intention for the site to be managed with nature conservation in mind, to maximise the land's value to people and to wildlife, now and for the future.

The following management framework has been prepared to set out the management intentions for the site for the period 2012 to 2022. The framework sets out the long term management vision with view to developing a management plan on which future operational plans will be based for continuity of practice.

1 SITE DESCRIPTION

1.1 Site Description

Name: Land at Mayfield Grove York
Grid Ref: SE586501
Area: 2.84 Ha
Status: No statutory nature conservation designations
Local Plan Designation: Open Space

As an oasis of green space within a residential area, Mayfields offers the local community a mix of a safe play ground, a natural experience, a place of quiet reflection and some opportunity for informal leisure pursuits. It provides space and habitat for wildlife with access to nature for people. The screening provided by peripheral trees and vegetation gives the site a pleasant, rural aspect in an otherwise urban setting, and is one of only a few such sites in the main urban area.

1.2 Location

The site lies to the southwest of York City centre, is bounded by Aintree Court to the south, Lingfield Crescent & Goodwood Grove to the west, Hobmoor Terrace and Ainsty Avenue to the east. Nelson's Lane, an access road leading to Lingfield Crescent and Goodwood Grove, divides the site. [See Appendix 1 for location plan]

1.3 Adjacent Land

To the north of the site is an informal open space locally referred to as 'Little Hob Moor', this is currently owned and managed by the City of York Council Leisure Services.

A small play area north of Nelsons Lane is surrounded by the space and this is managed by the City of York Council Leisure Services.

1.4 Access

There is unrestricted public access to the site. Mayfields is well used throughout the year, mostly by local residents but also by visitors from further afield attracted by the natural aspect of the site.

Vehicular access to the site can be gained via Nelson's Lane. There is a small car park opposite the play area.

Access through the site is by way of a hard-surfaced track on the key route from Nelsons Lane through to Hobmoor Terrace. Beyond the site to the north there is an established access connection with Little Hob Moor, then onto Hob Moor a few hundred metres away via an underpass under the train line.

At the entrance to the northern section of the site a field gate has been installed for access by maintenance vehicles, with an adjacent pedestrian gate.

There are two access paths from Nelsons Lane leading into the southern section, one through the car park and another along a track adjacent to northern boundary of properties on Weddall Close. Crossing Nelsons Lane from the northern stretch of the site an informal path has established through a small meadow area leading to the car park, connecting to the informal path heading south.

Access from the south is via Aintree Court, which leads off Mayfields Grove. Currently a knee-high wooden barrier has to be stepped over to gain access into the site. It leads to an informal path running northwards past the western edge of the pond up to a gravelled car park. From this path another informal path runs around the periphery of the pond edge.

There are a number of unofficial access points from neighbouring properties onto the site. These take a number of forms from hand gates/ informal openings in the boundary treatment to the removal of the domestic boundary treatment altogether.

1.5 Geology

Information from the British Geological Survey map shows the site to be immediately underlain by 8m Vale of York drift deposits comprising silts and clay, often variable in nature. Glacial sands, gravels and boulder clay will likely underlie the drift. Depth to bedrock is not indicated on the map;

however, it is likely that solid strata comprising Permo-Triassic Sherwood Sandstone, will lie at or in excess of 20m depth beneath the site.

There are records of tipping of domestic refuse on the site in 1967, on the land immediately behind Hob Moor Terrace. The refuse was deposited on the site in a land-levelling exercise. Prior to the deposit of waste, the area was marked by hummocky and marshy ground with several shallow ponds, the remnants of the land's former use as a claypit. Subsequently, wastes tipped on the site extend to relatively shallow depth. The deepest area of fill extends to depths of around 3 to 6m. The tip was covered with a mixed layer of brick and concrete rubble with some clay.

The former refuse area is covered with a sub soil layer consisting of gravelly clay composited from several sources within a local quarry, topped with a layer of soil. The gravel element comprises largely of limestone. Prior to the laying of the surfacing materials samples were chemically analysed and found to be acceptable for use on a nature reserve/public open space. The surface material was chosen to allow natural surface ventilation to prevent the build-up methane.

Borehole samples of the tip materials taken at a number of points prior to the re-profiling of the former tip site were analysed and found to be within acceptable health based parameters for the land's use as a nature reserve/public open space.

A gas venting trench was installed along the known perimeter of the landfill with a number of connecting venting brick gas vent boxes at the surface to vent gas from the underlying refuse. The gas venting system was designed to work in conjunction with the natural surface ventilation from the filled area. The gas emissions were appraised and confirmed to be acceptable in terms of human safety both for the use of the site as a public open space and for the development on adjacent land.

No known mining has occurred beneath the site in the past.

1.6 Topography

There are many depressions and bumps on the southern section of the site a result of the previous use as a clay pit and rubbish tip. As part of the development the northern extent of the site above Nelson's Lane has been more formally graded with bunds running in an approximately north-south direction either side of the path.

1.7 Services

A private water main runs from Little Hob Moor southwards close to the rear boundary with properties on Hob Moor Terrace. A sewer flows northwards

across the northern tip of the site from the last property on Hob Moor Terrace.

A water main leads south-west into the site from Weddal Close, which turns immediately south close to the north-west corner of the pond then turns east towards Aintree Court. An abandoned water main follows an approximate parallel course 15m to the north-west.

An overflow pipe runs from the pond to the drainage system on Aintree Court.

A network of passive gas venting boreholes were laid around the periphery of the northern section of the site and a small section south of Nelson's Lane to deal with any remnant gas from the underlying refuse tip. Environmental Health confirms that there is no requirement for maintenance / monitoring, but that the vents must be kept clear.

[The approximate layout of the passive gas venting trench is shown in Appendix 2]

A small sewage pumping station is located west of the access onto the northern stretch of the site from Nelsons Lane, but this is not part of the site.

1.8 History

The origins of the colloquial site name 'Mayfields' is unclear however it may have been used by association with the vegetation cover of the land prior to rail use. Nearby undisturbed land shows that hawthorn or 'May Tree' is a predominant shrub species.

The name is in keeping with the positive image it promotes and with hawthorn being present in scrub areas it is not without association.

During the medieval period most of the site was in cultivation. A plan of Dringhouses Manor drawn in 1624 shows the area divided into strips within open fields, with other areas divided into rectangular fields which were probably very early closures on the edge of Hob Moor.

During the 18th and 19th centuries the site was extensively worked for clay to produce bricks. Brick fields, pits, brick/tile works and a brick kiln are all represented on the OS maps of the time. Buildings associated with the brick and tile works were present in both the southwestern and northern parts of the site.

By 1931 many of the clay pits are shown on plans to have been infilled to accommodate the railway sidings.

A small, dilapidated brick structure (formerly used as a tools store) located on the southwestern boundary with 15 Weddall Close, was removed in 2011.

Soil surveys of the site indicate that most of the site has been subject of

extensive disturbance and few, if any archaeological deposits are likely to survive.

Prior to the development of the site a corridor of long grass and tall herbs with clumps of scrub, mostly hawthorn and brambles extended to the north of the site. It linked Little Hob Moor with the pond at the bottom of Nelsons Lane and provided an informal route for walkers.

The former railway sidings site located off Nelsons Lane was developed by Hassal Homes in the late 1990's. Hassal Homes were later acquired by Taylor Wimpey Homes. In association with the granting of planning permission the developer entered into a section 106 planning agreement with the City of York Council under which it agreed to transfer ownership and management of the remaining open space (excluding the play area) to the Council or such person or body as the Council may approve.

The Mayfields open space concept was modeled on the Danesmead development site, with a local charity, York Natural Environment Trust (YNET), working closely with local residents, developer and York Council to design and specify the landscape of the open space aspects of the development.

1.9 Biodiversity

Mayfields is a mix of semi-natural environment and recently planted landscaping. The vegetation and wildlife found here largely results from the past and current land use. The site is a mosaic of habitats consisting of woodland, scrub, meadow, and pond. The different habitats support a wide range of plant and animal species.

The site provides a valuable green corridor link for wildlife, from Hob Moor and Little Hob Moor through to the countryside in the south.

The distribution of habitats is shown on sketch maps in Appendix 3.

1.9.1 Trees and Woodland

The tree composition of the site is a mixture of naturally established trees and landscape planting. Mature stands of self-sown trees are located at the northern extent of the site and south of Nelsons Lane. The majority of the recent landscaping covers areas of raised land north of Nelsons Lane.

To the south of Nelsons Lane the wet undulations of the former clay pit site originally colonised by willow have naturally dried out and developed into woodland. As the site has dried the area has been colonised by tree species such as ash, birch and oak reaching towards a climax woodland, a community composed of species best adapted to average conditions in that area.

Recent tree management has focused mostly on reactive works to ensure continued safe public access and enjoyment. There is little evidence of structured management within the woodland prior to the acquisition of the land by Hassal Homes, though some historic management of the willows adjacent to the pond has taken place.

The mature tree components of the site provide a variety of habitats. Dead wood, hollow trees, fungi, are all important elements of a good woodland habitat. Decay is found both in standing deadwood (trees that have died naturally e.g. from shading) and fallen trees, logs and branches. Deadwood can support specialised and rare species of plants and animals that rely on wood decay for one or more stages of their life cycles. Holes and hollows can provide homes for birds and bats.

Woodland North of Nelson's Lane

The young trees were planted in 2002 with the majority of the landscaping and are growing well. With the exception of Scots pine a mix of native broadleaved trees was used, consisting of species found in local woodland. The main species are Ash, Silver Birch, Alder, Scots Pine, Field Maple, Hawthorn, Willow, and Oak, with other smaller growing trees such as Crab Apple, Wild Cherry, Rowan, Holly, Spindle, Guelder Rose, Hazel having a significant presence also. Shrubs were also planted in and around the trees, predominantly composing Dog Rose, Sweet Briar, Downy Rose, Common Laurel, and Dogwood.

The trees are in fair condition providing a valuable screen to the surrounding properties. Many of the trees suffer defects or suffer from competition due to the density of the woodland planting.

North east behind Hob Moor Terrace

The northern extent of the new tree planting extends into an area of self-sown trees for the most consisting of Crack & Goat Willow, Hawthorn, Elder and Sycamore. The mature Willow trees were retained for screening purposes with supplementary planting added as part of the landscaping scheme. There is a large Elm tree adjacent to the rear boundary of 26 Hob Moor Terrace showing early signs of Dutch Elm Disease infection.

Woodland South of Nelson's Lane

A small strip of landscape planting has taken place on the western boundary south of the car park and adjacent to the boundary at the end of Weddall Close. The majority of the woodland to the south of Nelsons Lane is however secondary woodland, largely self sown on land that has previously been cleared of trees. The woodland largely consists of primary colonisers

indicating the woodland likely established naturally. The wood contains a mixture of species including Willow, Birch, Ash, Oak, and Sycamore. Several of the Willow trees are notable over-mature specimens, these trees are in various stages of collapse and have recently been pollarded to make safe. The ground flora is dominated by Ivy and Ground Ivy, but includes Lords and Ladies, Bramble, Cow Parsley and a small number of other herbs are also present. The ground flora species is also indicative of the recent colonisation by trees. Beneath these trees and in more open areas Willow scrub and Ash natural regeneration has developed with a mixed age class structure, from 1-year seedlings to about 15-20 year old specimens. There are a number of cypress trees that have been planted in the woodland.

West side

The mixed Birch woodland, which borders the western side of the site, forms an important screen between the pond and the new housing estate as well as being a worthwhile habitat in its own right. This is a mixture of Birch of 14m in height and diameter at chest height of 30cm, together with some smaller growing Goat Willow, scrub Ash and other material. Species present indicate that this is pioneer woodland which established on railway ballast and is now moving towards a more mature stage with climax species such as Oak beginning to establish.

Surrounding the pond

The pond edge is dominated by Crack Willow that shows signs of previous coppice and pollard management works.

1.9.2 Scrub

Shrubby margins to the meadows were planted to give naturalistic wood edge habitats.

Areas of the new landscaping north of Nelsons Lane contain shrub plants such as Rose species, Common Laurel, Dogwood, Bramble, Hawthorn, Blackthorn and Hazel that could suitably be managed as scrub. Scrub is usually a transition zone between woodland and open grassland, it is dominated by shrubs and small trees. By maintaining areas at varying stages of growth and openness it is possible to create a variety of habitats supporting a wide range of invertebrates and breeding birds.

There are areas of willow and ash scrub in the secondary woodland, with an occasional understorey specimen such as Holly or Hazel.

1.9.3 Rides

A ride is an open tract of land through woodland and scrub. Rides were established to support wildlife, and improve access. Maintaining the narrow rides as grassland to the rear of properties on Hob Moor Terrace and Goodwood Grove will enable access for maintenance purposes both for the

domestic boundaries and the passive gas vents. The rides have been cut sporadically, with extents of the ride to the rear of Hob Moor Terrace being cut by the adjacent property owners as had occurred when the site was under the ownership of the rail company.

1.9.4 Meadow

The northern section of the site was covered in clay subsoil in 1997 to cover the old tip site. Formal bunds were constructed on both sides of a new path, and were planted with a variety of British native tree and shrub species. A large central meadow area was seeded with a wildflower mix, with some of the established species comprising Lesser Knapweed, Bird's Foot Trefoil, Red Clover, Ribwort Plantain, Self Heal, Ladies Bedstraw and Meadow Vetchling, Perennial Ryegrass, Red Fescue, Brown Bent, Tufted Fescue. From the central meadow area strips either side of the path heading north were also established with wildflower meadow seed. A small meadow area was also established between the northwest boundary of the car park and Nelsons Lane.

The species composition is most favourable in the northern meadow.

The meadow areas have been cut only occasionally since their establishment. The floral diversity has likely diminished as a consequence of the limited management and the artificial input of nutrients from dog waste. The most obvious ecological effect is on vegetation structure, as the fertilising effect benefits vigorous, bigger plants at the expense of smaller, more sensitive ones.

1.9.5 Pond

Mayfield Pond is a 0.6ha body of water with a 310m perimeter surrounded by woodland fringe. The pond was excavated in order to extract clay for brick production, which is reflected by its great depth and near vertical margins. The excavated hollow left by the brick production industry filled with rainwater, which over time was subsequently colonised by a variety of wildlife. Railsport Angling Club who managed the pond area privately stocked the pond with Carp and angling use has continued under YNET since British Rail sold the site to Hassal Homes. The pond is well used by anglers for course fishing throughout the year and its surrounds provide an attractive place to walk.

Due to the pond's origins as a clay pit it has noticeable steep sides with little shelving and associated shallows. The pond is understood to be over 6m deep at its deepest point. Although the surface of the pond may freeze over in winter, because of its depth, it does not freeze solid and is able to support a viable fish population throughout the year.

The aquatic vegetation in and around the pond (floating, emergent and marginal species) is noticeably limited. The pond lacks the profile of plant

types which are associated with a naturally occurring pond community. Only at the north end (colloquially known as 'Carp corner') do significant shallows exist and these are populated with Water Lilies. Growth of marginal aquatic plants has been suppressed by the extensive growth of willows. Some Lilies and bottom rooted aquatic plants exist in a narrow band along the eastern side of the pond.

With the proximity to residential property a variety of ornamental plants have either escaped or been planted in the area.

The aquatic invertebrate fauna is markedly impoverished indicative of high levels of organic input (i.e. leaves) from the surrounding vegetation. The overhanging branches from previously pollarded Willow trees around the banks of the pond and mature standards of Willow and Ash reduce sunlight reaching the shallows inhibiting plant growth, which in turn is needed for the survival of aquatic herbivores. The limited presence of aquatic plants and herbivores reduces processes in the pond of recycling organic matter and oxygen production.

The great depth of the pond prevents much weed growth in the centre although some may develop in association with the newly created island formed from tipped clay.

The pond experiences a number of problems including an autumnal temperature inversion which causes the water to 'turn over' bringing de-oxygenated water to the surface with consequent distress to the fish. Also the water surface is characteristically still and is known to show signs of a lack of oxygen in summer.

A lesser but significant problem is the shortage of spawning and fry development sites arising from the shortage of shallows and weedbeds. The immediate surrounds of the pond contain numbers of large trees, mostly Willows, some of which were pollarded in 1992 and others which have been pollarded in 1996. This has improved airflow across the pond that should assist with the de-oxygenation problem. However, it opened up the view from within the pond area revealing the backs of houses and changing the pond's character from a rural to a suburban one.

Over the years volunteers have augmented the natural vegetation of the site with a wide variety of new planting both of native and garden plants. In some areas the pond surrounds have a natural character, in others they are of a more formal garden-like character.

Depressions on the southern section of the site have previously retained water however these have for the most largely dried out having accumulated leaf matter. These areas if left will further dry out succeeding to the surrounding woodland conditions.

1.9.6 Fauna

With its varied habitats the site supports a number of animal and insect species.

The woodland supports a diversity of bird species, as do the scrub areas, which will be of value to breeding Whitethroat and Dunnock. Birds using the site include Blackbird, Blackcap, Bullfinch, Carrion Crow, Dunnock, Goldfinch, Great Spotted Woodpecker, Greenfinch, House Sparrow, Kestrel, Linnet, Magpie, Mallard, Moorhen, Robin, Sparrowhawk, Blue Tit, Great Tit, Whitethroat, and Wren.

A number of animals have been seen on the reserve, including Grey Squirrels, Foxes and bat species feeding around the pond. The scrub and more dense woodland areas may be of potential for small mammals such as Common Shrew, Bank Vole and Woodmouse.

The site appears moderately rich in invertebrates, with some of the commoner butterflies and moths, beetles, true flies, spiders and snails living in the meadow, scrub and woodland areas. Rotting dead wood supports additional invertebrates as well as a variety of commoner fungi.

1.9.7 Undesirable species

Some areas in the southern section were scattered with clumps of Japanese knotweed particularly close to the western and southern boundaries, which were controlled as a matter of priority in 2010. The control works were guaranteed for a period of 5 years should regeneration take place.

The Grey Squirrel is present in the mature woodland but is not yet viewed as a significant threat.

1.10 Recreation and Community Involvement

The site is enjoyed for informal recreational pursuits such as walking and dog walking, nature watching and fishing. It is surrounded by housing and is an easy place to visit. Many of the local visitors act as 'eyes and ears' on the site, reporting any problems found.

Prior to the acquisition of the site by Hassal Homes the pond was stocked and managed privately for coarse fishing by the Railsport Angling Club. Angling use, open to the general public, has continued under the supervision of YNET since.

With its variety of habitats Mayfields would make an excellent study site for local schools and colleges to use for fieldwork and practical work. There are 4 local schools within a kilometre of Mayfields.

2 LEGAL AND PLANNING FRAMEWORK

2.1 Land Ownership

Tenure at March 2012: owned by Taylor Wimpey Homes to manage as open space with public access.

2.2 Tree Preservation Orders

There are 2 Tree Preservation Orders (TPO) numbers CYC45 and 9 in affect on the trees south of Nelson's Lane; there are no protected trees north of Nelson's Lane. Although the trees are protected there are certain exemptions from requiring prior consent from the Local Planning Authority, these exemptions are detailed in the Appendices.

A woodland TPO (referred to as 'W1' on the plan) should not necessarily hinder beneficial management work, which may include regular felling and thinning. Applications to manage the trees in ways that would benefit the woodland without making a serious impact on local amenity would be encouraged by the Local Planning Authority.

[A TPO summary plan is shown in Appendix 4]

2.3 Public Rights of Way

There are a number of informal paths through the site at present, none of these are currently formalised Public Rights of Way (PRoW) however the northern stretch is under investigation for designation as a PRoW (see Appendix 5). The most prominent path leads north from Nelsons Lane through the meadow turning east to join the open space ('Little Hob Moor') just north of the last property on Hob Moor Terrace. There is a path from the car park south of Nelsons Lane linking down to Aintree Court road. Another path runs along an old access track leading from Nelsons Lane running adjacent to the northern boundary of properties 4 – 22 Weddal Close (a definitive map modification order application has been received for this extent).

There is a well-used path set back from the pond running along the north, east and south edges.

2.4 Fences /boundary treatment

The adjacent property owners are responsible for the boundary fencing and maintenance.

2.5 Gates and access

The public access point from Nelsons Lane to the northern section is by a pedestrian gate installed to prevent motorcyclists from entering the site. The adjacent field gate is locked and used for access by maintenance vehicles.

There are a number of unofficial access points from neighbouring properties onto the site. In order to manage these points to prevent the degradation of the site's rural character residential properties bordering the site will need to enter into a licence agreement with the landowner in respect of access (via hand gates or removal of boundary treatment) onto the open space.

A knee high rail extends across the access point from Aintree Court (adjacent to Mayfield Grove) that has to be stepped over to gain entrance into the site.

2.6 Bylaws

There are no bylaws in affect.

2.7 Designations

Mayfields is designated as 'open space' on the City of York Council's Local Plan. The site does not meet ecological criteria for designation, for example as a Site of Importance for Nature Conservation (SINC).

3 MANAGEMENT AIMS, OBJECTIVES AND DELIVERY

Management aims will need to be a sensible balance between nature conservation and public access.

3.1 Overall Aims and objectives

1. To maintain and enhance the site for nature conservation for the benefit of indigenous flora and fauna
2. To provide a safe & attractive public open space, with a particular emphasis on nature conservation
3. To provide a place to enjoy nature
4. To maintain the footpaths and access points.
5. To guide human access to develop refuge areas for wildlife
6. To work with local interest groups, residents associations and schools/colleges to maintain and enhance the site
7. To provide opportunities for educational use by local schools and colleges
8. To monitor the effectiveness of the management in maintaining and enhancing the wildlife interest of the site

In order to achieve these aims and objectives the developed management plan will need to ensure that as a minimum the following management practices and actions are delivered - a summary of which is included in Appendix 6.

3.2 Biodiversity

To manage the site as a dynamic mosaic of habitats and, in particular, maintain and enhance the diversity of structure, age and composition of the areas of woodland, pond, scrub and meadow. Although the site is split into a number of habitats, these are managed as a whole to contribute to the overall biodiversity of the site.

3.2.1 Woodland

Essential management

1. Undertake annual tree inspection.
2. Maintain the trees in a safe condition for continued public enjoyment.
3. Selective thin of landscape belts, remove unsuitable species.
4. Maintain vegetation to give statutory clearance above the highway by 5.2m and by 2.5m over the roadside footpath.
5. To ensure sight lines are clear to vehicles leaving/entering the car park.
6. Maintain vegetation to keep the primary paths through the site accessible.
7. Keep woody vegetation/trees from establishing at least 2.5m clear of passive gas vents.

Desirable management

1. Promote and maintain a native mixed broad-leaved woodland while removing non-native trees
2. Promote an increase in age class and structural diversity across the woodland
3. Promote the development of an understory with native species
4. Promote standing and fallen deadwood habitat
5. Plant native woodland bulbs

Tree management

The colonisation of the formerly waterlogged undulations by willow once provided a wet woodland habitat however with the exception of the pond they have all but dried out and succeeded to Birch, Ash and Oak woodland. The general management should look to encourage and maintain mixed broad-leaved woodland with a diversity of age structure and tree species giving consideration to climax woodland community of the area.

Initially the management is likely to be quite intense, later with a minimum of intervention as the site becomes more established.

There have been incidents of trees falling within the site. For public safety reasons it is therefore important that arboricultural inspections are arranged at suitable intervals.

Trees should be managed for wildlife giving consideration to the ultimate canopy size when they are in proximity to domestic property. Ultimately smaller growing trees should be favoured adjacent to property, with a phased removal and suitable replacement (if necessary) of ultimately large growing species close to property, particularly Willow which has a high water demand. Removing these trees will reduce the possibility of future conflict with such issues as subsidence, severe shading, encroachment of branches onto property, and complaints regarding debris and leaves.

The current understory composition is limited and could be enhanced by planting with species such as Hazel, Holly and Yew to create denser habitat for wildlife.

The flora of the woodland could be enhanced by planting native bulbs, such as Blue Bell, Wild Garlic and Wood Anemone. Ideally these would be planted in areas away from trampling pressures.

There should be a presumption against the use of fires to dispose of cut material.

Trees adjacent to neighbouring property

Trees are dynamic and generally throughout their lives increase in size. Whilst the woodland will be managed for the benefit of wildlife giving consideration to the ultimate growth size of trees and proximity to buildings it is recognised there will likely be requests from neighbouring properties for tree works. As such a supplementary policy has been developed, "Mayfields Tree Works Management Policy" for determining whether or not requests from adjacent residents for pruning or felling of trees in Mayfields should lead to action [Appendix 7].

Dead wood

Deadwood habitats are an ever decreasing but most valuable habitat, especially for fungi and invertebrates. They can easily be created by stacking small sticks and twigs, stacking logs, or placing whole trunks of felled trees. Habitat log piles can easily be incorporated into furniture within the site. For example, a hibernation seat can enhance biodiversity whilst being functional.

Log piles and wildlife towers such as an 'ivy-tat' (a habitat created by running ivy up a log structure) should be placed in partial shade, if they are sited in sunny places holes of varying size could be drilled for solitary bees to nest in and provide additional hibernation sites for minibeasts.

Dead wood from cut and fallen tree trunks and branches should, where possible, be left intact or in as large pieces as possible close to the parent tree to enhance biodiversity. This material may be moved for safety or access reasons. The retention of deadwood will however be a balance between

safety and wildlife considerations. Smaller logs and brash may either have to be removed or secured as children are prone to moving them around the site, and are often thrown into the pond.

Where a dead or dying tree is considered likely to pose a safety hazard, such as when above a path or close to property, height reduction should be considered to leave as much standing timber for habitat as is safely possible.

Woodland North of Nelson's Lane

Management works of the landscaping will require the removal of suppressed and less desirable trees giving considerations to long-term growth potential and proximity to neighbouring houses, i.e. look to remove ultimately large growing Willow and Oak where close to property, favouring Oak to be retained in areas distant from property. The retained trees will benefit from remedial works that will enhance their immediate condition to improve their chances of being retained in the medium to long-term.

The suppressed plants, if small enough could be moved to more favourable areas. Alternatively the suppressed plants could be 'ring-barked' to increase the amount of deadwood.

The newly planted Willow trees are beginning to dominate the area and should be removed to favour species more suitable in the long-term.

In more secluded areas of the new planting dead wood could be added in the form of log piles using material from the mature section of the woodland.

North east behind Hob Moor Terrace

The large Elm to the rear 26 Hob Moor Terrace showing early signs of Dutch elm disease infection should be removed and replaced with an understory species e.g. hazel, set back from the property to provide a buffer strip between the property and trees. A private water supply runs along rear boundary of properties at approximately 2.5m deep so caution should be exercised if the stump is removed.

Woodland South of Nelson's Lane

The large over-mature Willows should be retained in the short term whilst new planting becomes established. They should be monitored on an annual basis to ensure that their condition does not deteriorate at an unreasonable speed and providing health is maintained, felling may not be necessary until the new planting has created a desirable habit. The Crack Willows around the rest of the site will need monitoring periodically for safety and stability reasons. Mature Willow trees can either be left if they are naturally regenerating and do not pose an undue danger or pollarded if deemed necessary.

The central Willows could be replaced with Oak. It would be worth considering the planting of Oak acorns sourced from local trees to provide future canopy trees. These could be planted in localised areas where recent removal or thinning has taken to place to allow enough light for the seedlings to develop.

The Cupressus trees planted in the woodland provide little wildlife benefit and should be removed and replaced with native evergreens.

Regeneration of Sycamore should be controlled within the woodland by removal of seedlings and thinning of saplings as necessary.

Surrounding the pond

The surrounding trees and tall herb vegetation should be managed in a manner suited to the pond habitat, preventing excessive shading and leaf infill, and providing sufficient space for fishing. The Willows and Alder would suitably be retained as they compliment the pond and provide an associated invertebrate rich habitat.

The trees on the northern side of the pond will require some management including periodic pollarding (10-15 years) of the Willows, ensuring that a screen is maintained. The Willows on the southern side should also be coppiced or pollarded as appropriate to reduce shading on the pond.

It will be suitable to remove tall trees from a short section to open the pond to south westerly winds to reduce the possibility of inversion and consequential fish mortality. Replacing the tall trees with low Hazel coppice stands and native evergreens will provide screening but allow air movement over the pond.

The depressions on the southern section of the site north west of the pond could be excavated to remove silt and accumulated leaves to recreate wetland/boggy areas. However given the density of canopy in the area and annual leaf input this will likely require significant input to maintain as a habitat.

3.2.2 Scrub

Essential management

1. Restrict encroachment into grassland areas
2. Remove ultimately large growing tree species

Desirable management

1. Maintain and enhance dense scrub areas for nesting birds

Scrub areas should be managed to restrict encroachment into grassland areas, and any tree species within the scrub areas should be removed to

prevent successional change into a woodland habitat.

The scrub should be managed to provide a suitable nesting area for birds such as Dunnock, Blackcap and Song Thrush. If a significant area becomes dominated by dead stems then this should be considered for clearing and replanting with a mixture of scrub species such as hawthorn and wild rose to provide dense nesting areas.

3.2.3 Rides

Essential management

1. Cut rides at the end of summer

Desirable management

1. Plant teasel in patches

The rides should be cut at the end of the summer and where possible, the cuttings should be removed to maintain the soil nutrient levels, however should this not possible they could be deposited alongside the rides in the scrub and treed areas to decompose naturally. After a number of cutting seasons and reduced soil nutrient status it may be possible to introduce wildflowers.

Teasel would suitably be planted in patches to provide a winter seed source for birds such as Greenfinch.

3.2.4 Meadow

Essential management

1. Mow the meadows annually at the end of summer, to encourage floral richness, thereby increasing its potential as a habitat for the fauna of the site

Desirable management

1. Leave small patches of uncut vegetation on a rotational basis
2. Plug plant with wildflowers to increase diversity
3. Encourage the use of the dog bin to help reduce meadow nutrient levels

Annual mowing and cutting back woody scrub is necessary management as grassland species can be lost very quickly following scrub encroachment. Cropping hay removes large quantities of nutrients taken-up from the soil and allows a greater diversity of plants to establish.

The meadow areas should be cut in August, with the hay crop removed. Small patches of tall vegetation would ideally be left for invertebrates, the area being left to be varied on a 4 year rotational basis [See Appendix 8 for tall vegetation compartment plan].

If vigorous, coarse vegetation is felt to be becoming too dominant, the area could be cut and raked off in April.

After 2 or 3 years of cutting and removing the hay to reduce soil nutrient levels consideration should be given to enhancing the floral diversity by putting in wildflower plug plants. For example, Meadow Buttercup, Knapweed and Yellow Rattle could be planted in areas where competition is likely to be higher. Cowslip, Wild pansy, Creeping Bellflower, Hoary Plantain, Kidney Vetch, Dropwort, Harebell could be planted in areas with less competition. Taller growing species e.g. Ox-eye Daisy, Meadow Sweet, Yarrow, Wild Carrot, should be planted around the edges of the meadow areas to avoid being trampled.

Reducing nutrient inputs from dogs could be achieved by encouraging the use of the dog bin located at the southern end of the main meadow adjacent to the entrance from Nelsons Lane.

If material from meadow cutting cannot be removed from site it should be piled in fixed locations to decompose naturally.

To maintain sufficient light reaching the meadow areas, consideration will need to be given to the ultimate size of nearby trees particularly adjacent the southeast, south and southwest aspects of the meadow. Ultimately smaller growing trees should be favoured in these areas.

3.2.5 Pond

Essential management

1. To maintain and restore visual screening of the site around the pond
2. To maintain and manage fishery

Desirable management

1. To develop pond surrounds so as to encourage wildlife, including shallows
2. To increase plant diversity at pond margins
3. To improve breeding habitat for fish and invertebrates
4. Introduce a pond dipping area for formalised educational groups
5. Discourage feeding waterfowl
6. Discourage the use of excessive amounts of fish bait

The management of the pond will be a balance between its use as a fishery and the wildlife habitat value it provides. Well-managed fishing ponds can be good for wildlife, and provide an important refuge for many freshwater species. Improving a pond for wildlife also improves the fishery habitat.

Successful pond management requires more than just stocking fish. It is also important to maintain the proper environmental conditions, to monitor fish

numbers, check for successful fish reproduction, and to keep out unwanted fish species.

People fishing require areas of open water so their lines are not entangled in vegetation. In meeting the recreational fishing of the pond, the relative areas of open water and aquatic vegetation will need to be carefully managed, so as not to adversely affect the health of the pond.

The pond has a limited floral composition that should be enhanced by planting emergent, submerged and marginal plant species such as Yellow Flag Iris, Flowering Rush, Brooklime, Arrowhead, Water Crowfoot, Stonewort. The use of vigorous plants such as Reedmace and Common Reed should be avoided as they are likely to dominate to the exclusion of other species. Any new plants should be sourced from a recognised nursery using local provenance. Using plants from domestic ponds should be avoided to prevent the spread of invasive and non-native plants. Increasing the plants in the pond will provide habitat for aquatic invertebrates and provide shelter for fish spawning.

Due to the pond having steep sides with little shelving and associated shallows areas the scope for planting is limited. Adding suitably inert material to areas at the side of the pond could be used to create water of varying depth and enable aquatic planting. It may be possible to extend the pond to create shallows on the west and south west sides. By suitable grading and establishing dense aquatic plants it may be possible to create areas to exclude mature Carp providing refuge for invertebrates and other pond life. Pre-planted coir fibre mats could be pegged into the pond banks to speed up plant colonisation and provide an instant habitat.

Other than fish stock there should be no introduction of animals as this may spread disease and invasive species. For example, moving frogs can spread Red Leg Disease. Animals will find their own way to the pond.

Feeding aquatic wildfowl should be discouraged as a regular supply of extra food can lead to artificially large numbers of waterfowl being present in the area. This can lead to an increase in the nutrient levels (build up of droppings) in the pond which favours the growth of algae, which can smother aquatic plants and can deprive the water of oxygen. Ducks are omnivorous, eating plants and insects, so increasing their numbers can reduce the wildlife potential of a pond – large numbers of fish can have a similar affect.

Angling can cause problems when excess amounts of protein-rich baits remain uneaten, adding unwanted nutrients to the pond.

Should the pond suffer from an algal bloom the application of barley straw can control the issue – as the straw decomposes, chemicals are released that

act as a natural herbicide to kill the algae. This is usually a short-term solution and the focus should be to reduce the nutrient levels of the pond.

The pond is deep enough to form layers of water with different temperatures - this is called thermal stratification. It occurs because of the large differences in density (weight) between warm and cold waters. Summer stratification can result in the formation of layers without oxygen in deeper water. If levels of dissolved oxygen in the pond become too low, it can result in fish mortality. Usually the pond will naturally destratify in the autumn when temperatures fall. This can be aided by increasing surface water movement, achievable by opening the pond up to south westerly winds by selective removal of tall trees.

3.2.6 Fauna

Desirable management

1. Erect bird and bat boxes on mature, stable trees
2. Create ivy tats, dead hedges, and hibernacular for insects

3.2.7 Undesirable species

Essential management

1. Control invasive species

The responsible body will assess the threat to biodiversity caused by potentially undesirable species and, where necessary and appropriate, control the invasive species by suitable management.

For example, Japanese Knotweed will have to be controlled by selective herbicide, as digging or cutting will likely spread the invasive plant further.

3.3 Community involvement

A 'community approach' is firmly based on working with local people to recognise and address issues affecting Mayfields, its environs and the wider built and natural environment. It would be difficult to manage the site effectively without input from others and the responsible body rely on consultation with a wide range of individuals and organisations

There should be opportunities for volunteers to be involved in practical conservation work and wildlife monitoring, encouraging the use of community groups where needed (e.g. BTCV, Community Payback).

Volunteers play a key role in protecting the site by patrolling, promoting responsible use, educating and advising visitors.

3.4 Consulting local groups and associations

Propose a meeting twice a year composed of representatives from a range of local groups, organisations, authorities and other stakeholders. Suitable groups may include:

Angling Club, Askham Bryan College, City of York Council, Friends of Hob Moor, Residents Groups, YNET, Yorkshire Wildlife Trust.

Communication would be aided by publishing an annual programme of activities and events for volunteers via a website such as Yortime and producing an annual newsletter.

3.5 Reporting incidents, accidents and dangerous occurrences

The main incidents affecting Mayfields include dogs not being kept under effective control, dog faeces, rubbish, fires started accidentally or otherwise, branches falling from trees.

Would look to adopt a 'community approach' encouraging local people to act as the 'eyes and ears' reporting any potentially harmful activities to the responsible body as soon as possible.

3.6 Managing boundaries

Manage vegetation on the residential boundaries and highways verges of the site and remove any encroachments where damage may occur.

The rural character of Mayfields could be damaged by unsympathetic boundary treatment of neighbouring properties, for example the use of gates and removal of fences would introduce an urban element into the site. It will be necessary for residential properties bordering the site to enter into a licence agreement with the responsible body in respect of access onto the open space.

3.7 Keeping paths open

Essential management

1. The existing path system should be maintained, with overhanging branches and encroaching vegetation cleared from the paths as necessary.

Mayfields is managed as a public open space that allows access on foot to all areas by all persons at all times, whilst maintaining wildlife refuge areas. The responsible body inspects the network of paths and keeps them free of obstruction such as low overhanging branches and encroaching vegetation.

The knee high rail extending across the access point from Aintree Court will need addressing, suitably being replaced with a pedestrian gate.

There are a number of informal paths through the site at present; none of

these are currently formalised Public Rights of Way (PRoW). To secure public access it would be viable to put forward for dedication as a PRoW the path that runs from the northern access adjacent to Hob Moor Terrace running south through site to Aintree Court. Also to dedicate as a PRoW the path along the old access track leading from Nelsons Lane running adjacent to the northern boundary of properties 4 – 22 Weddal Close.

The path around the eastern stretch of the pond is lined with coppiced willows that will likely needing regular works. This stretch of path will be more suitably designated as 'permissive' - the proposed designation of this path is not intended to be used as a means of preventing public access. It will be easier to close without formal consent and the implied cost should tree works be required.

[See Appendix 9 for suggested path designations]

3.8 Maintaining surfaced track

Essential management

1. Maintain and restore fabric of path as necessary

The path from Hob Moor Terrace leading south to Nelsons Lane has been surfaced to increase accessibility.

Members of the public are not allowed to use motor vehicles anywhere on the site.

Undertake monthly inspections of all surfaced routes, paths, rides, gates, and other countryside furniture (e.g. log seating). The surfaced track will be inspected and any damage will be repaired through a programme of maintenance and resurfacing work. The paths have some occasional low points that retain water during wet weather. These need to be raised so that they remain above the water level to maintain access throughout the year.

It is envisaged volunteers or local contractors carry out any maintenance and repair works. The responsible body will purchase any materials, and hire machinery and equipment needed to carry out the work.

3.9 Keeping the site cleaned and well-maintained

Essential management

1. Regular checks should be made and any litter found removed from the site.

For aesthetic as well as health and safety reasons, issues of cleanliness and maintenance will be adequately addressed.

3.10 Dog waste bins and litter bin

The City of York Council is responsible for the management of the litter bin and dog waste bins on and adjacent to the site. One litter bin is located within the perimeter of the play area off Nelsons Lane. Dog waste bins are located at the two entrance points to the northern section of the site, from Nelsons Lane and adjacent to Hob Moor Terrace.

3.11 Gathering information by research and surveys

Research at the site should be encouraged with links to local educational bodies e.g. Askham Bryan College, York University.

Information could include photographs, historical surveys and biological data. The programme of research and surveys should be linked to the aims.

3.12 Facilitating educational activities and school visits

With its variety of habitats Mayfields would make an excellent study site for local schools and colleges to use for fieldwork. The site is a potential educational resource and through educational activities could attract local families, primary schools, secondary schools, college students and youth groups.

The production of interpretative panels and a leaflet describing the history and habitats of the site will increase the public's awareness of conservation and explain the contribution of the site in providing a refuge for wildlife.

3.13 Health & Safety

The responsible body will need to meet all the requirements of the Health & Safety at Work Act 1974, in order to ensure the health, safety and welfare of volunteers, contractors and visitors to the site.

A buoyancy aid should be provided to be located by the pond.

3.14 Identifying hazards and reducing risks

The responsible body will ensure risk assessments and safe systems of work are completed and recorded before activities are undertaken on the site.

It will be necessary for the responsible body to undertake a risk assessment even when external contractors (e.g. Community Payback, BTCV) have carried out their own risk assessments.

There should be an inspection of tools, protective equipment and clothing used by volunteers and a check made of insurance cover of contractors.

3.15 To follow good practice to sustain economic, environmental and social development on and around Mayfields

There should be a commitment to delivering sustainability through onsite activities. The limits of the site's resources should be respected whilst seeking to improve the local environment and enhance biodiversity. Effective and innovative planning can reduce the resources used. However, it is inevitable that active land management generates by-products that no longer offer commercial benefit and may incur a cost for disposal as waste. Where possible, these by-products should be reused or recycled locally. For example,

- cut timber not used for habitat piles could be taken away by locals for firewood, as could wood chippings
- wood chip could be used on muddy paths where necessary to improve access
- wooden benches could be made from felled timber
- cut hazel stems could be used for fencing posts
- cut brash and hazel stems could be used to create dead hedging for nesting birds
- the hay crop from the meadow could be taken away for stock feed by a local farmer
- woody material and cut grass can be piled on site to provide habitat material for birds and small mammals.

3.16 Resource Evaluation

The activities and resources at Mayfield will be funded by a commuted sum provided by the developer of the adjacent site, at no cost to the local community. The responsible body will need to control expenditure of their budgets to deliver work activities efficiently and sustainability.

An annual income is also generated from the collection of fishing fees.

In line with the responsible body's functions it may be necessary for grants and other capital funding to be sought to supplement the annual income.

3.17 Preparing and reviewing management specifications

As part of planning, specifications should be prepared to guide work activities, seek consents and inform volunteers and contractors.

Methods should be used that do not harm important features, enhance biodiversity and encourage sustainable development.

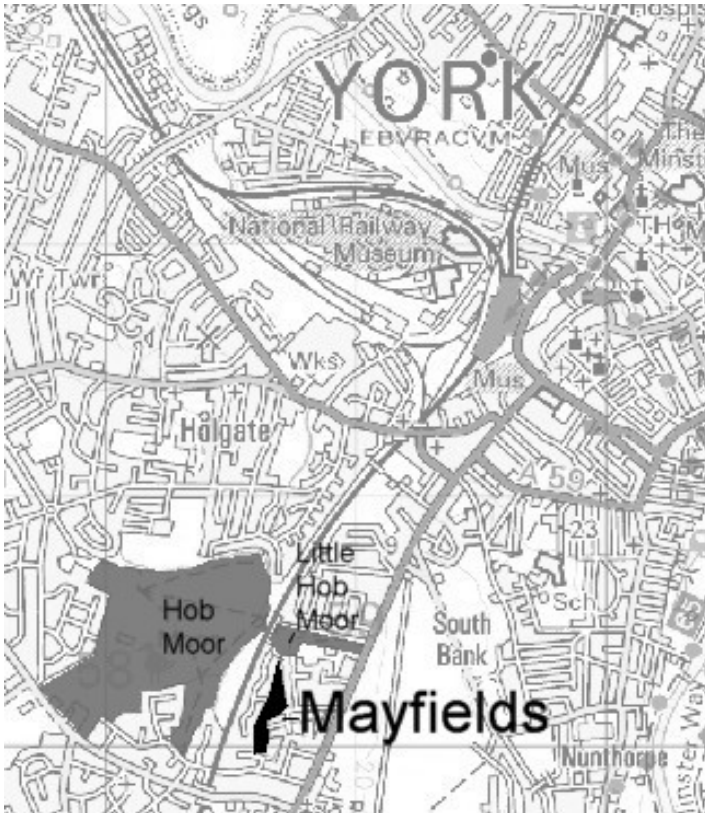
4 MONITORING REVIEW

This plan should be briefly reviewed annually to ensure that the work is being carried out and that it is having the desired effect. This management plan should be fully reviewed towards the end of this plan in 2022.

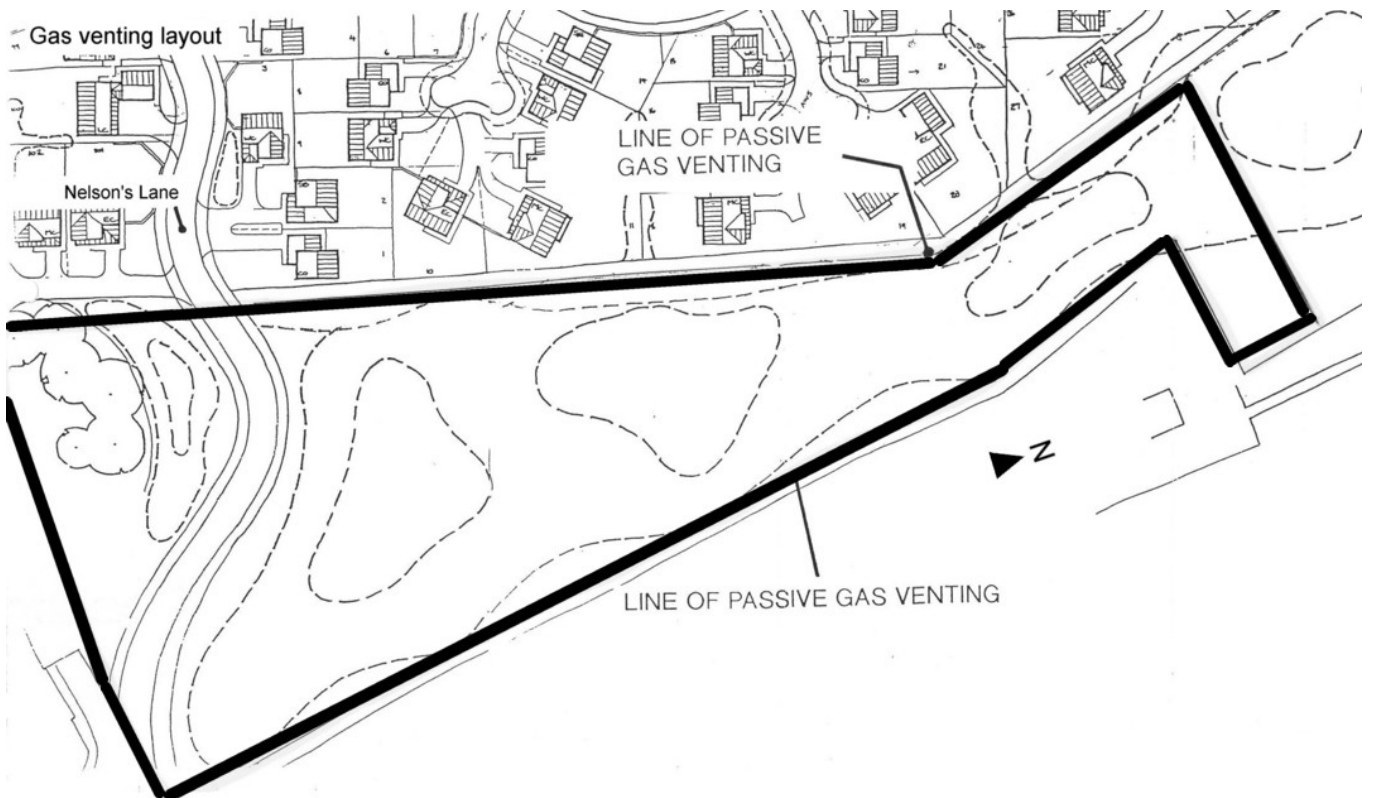
Management work carried out should be monitored with respect to the aims within this management plan. Biological records, including specific survey data, should be maintained and where practical the responses of the wildlife to management should be evaluated.

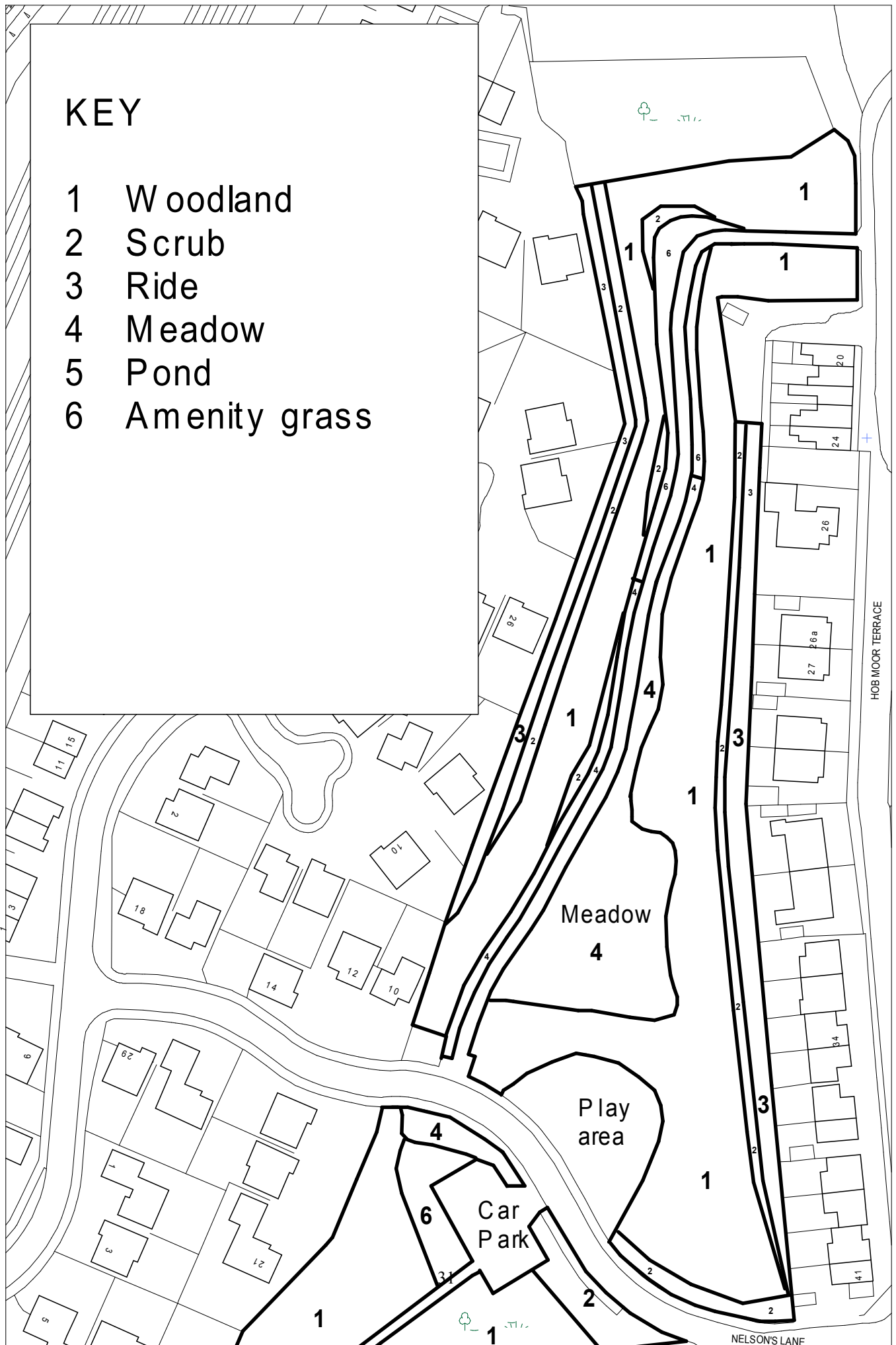
APPENDICES

Appendix 1 Location Map



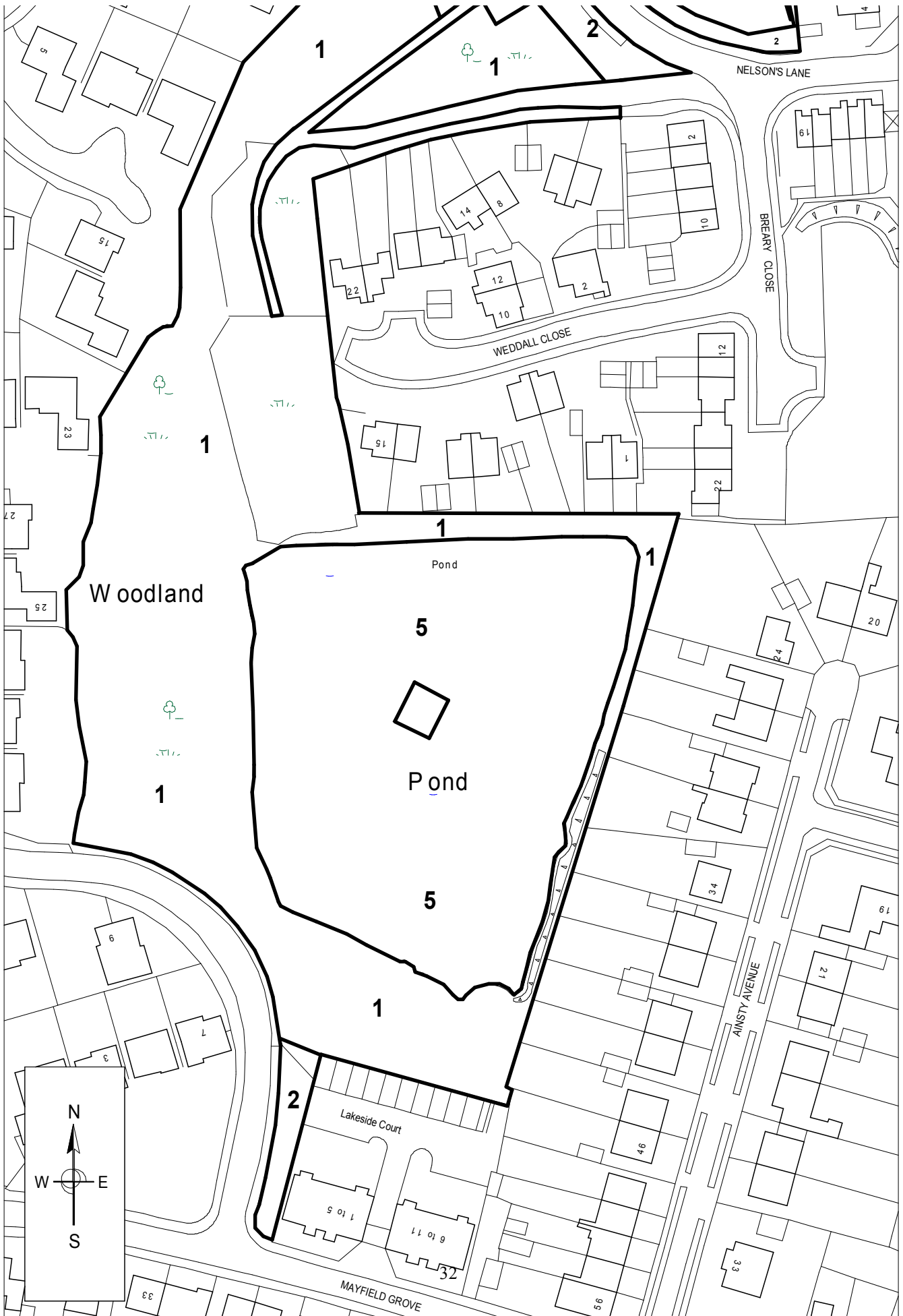
Appendix 2 Plan showing layout of the passive gas venting trench



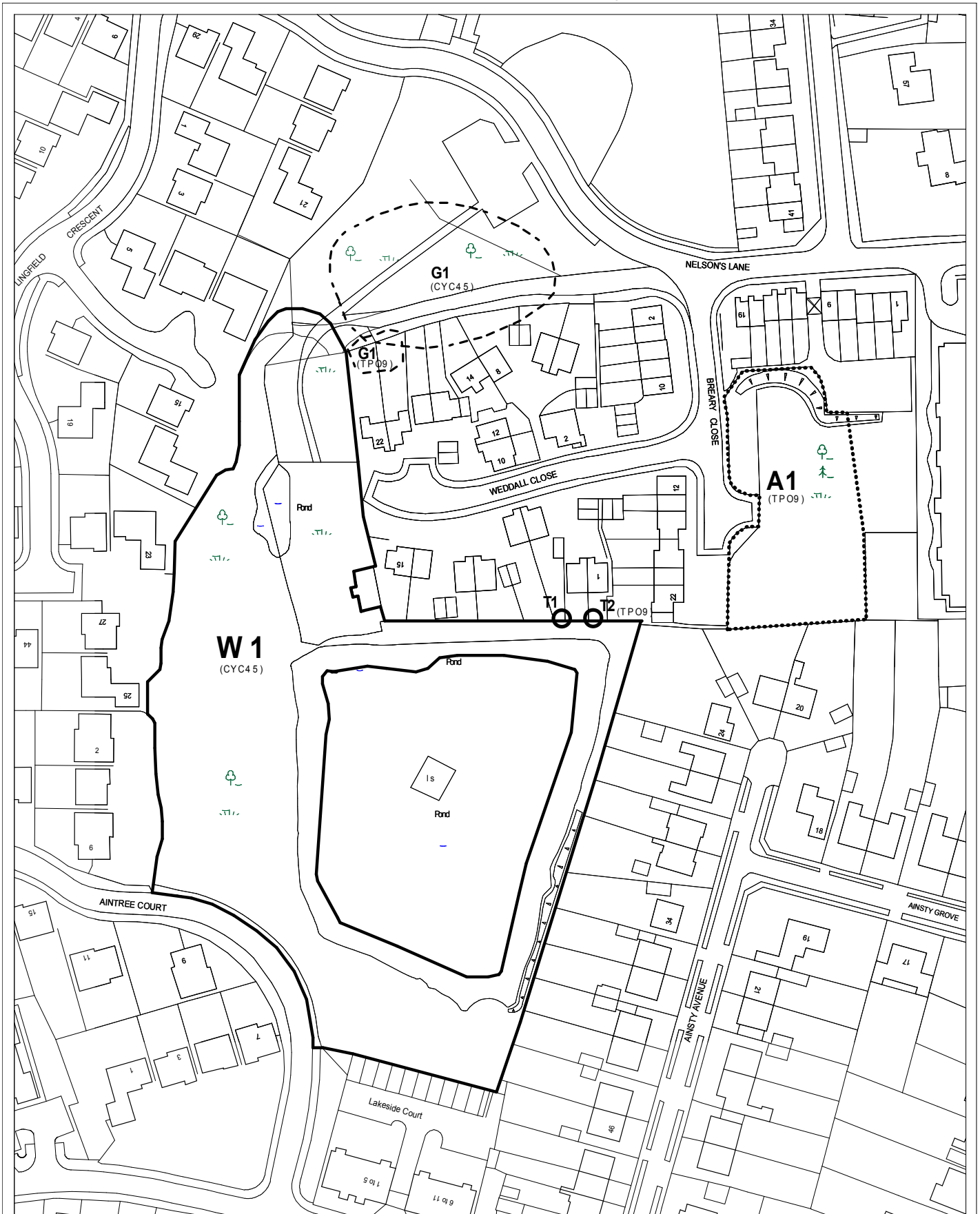


Appendix 3

Distribution of habitats –south section



Appendix 4 Tree Preservation Order summary plan



Tree Preservation Orders

TPO No.: CYC45

G1 - Group of 10 willows

W1 - Mixed deciduous trees consisting of birch, willow, alder, beech, laburnum, hawthorn, polar, apple & cherry

TPO No.: 9

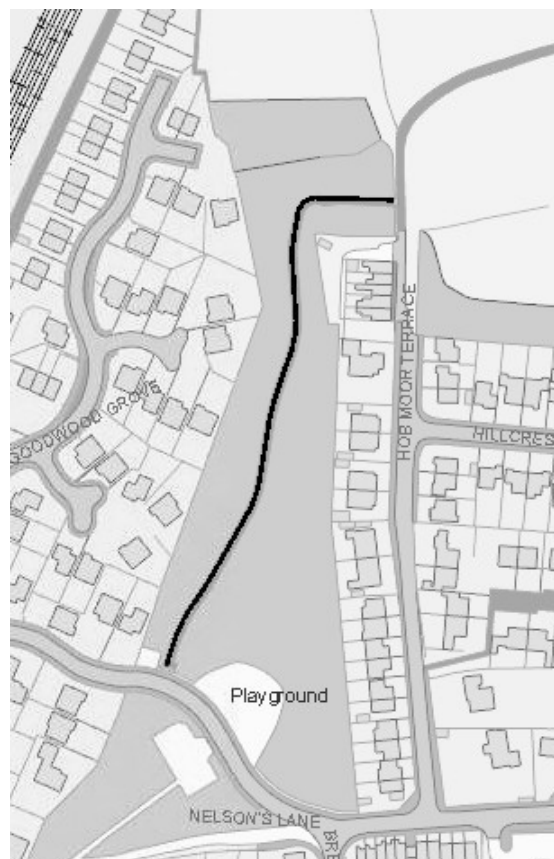
T1 - Lime

T2 - Lime

G1 - Group of Alder trees



Appendix 5 Public Rights of Way (PRoW) under investigation at Mayfields



Definitions:

Public Rights of Way

A public right of way, like a road, is a highway that can be used by the public at all times. Highways can be footpaths, bridleways and byways.

Definitive Map Modification Orders

Modification orders can be used to legally record existing public rights of way which are not shown on the Definitive Map, or to delete a route from the Definitive Map where evidence proves that it does not exist. They can also be used to correct the status of a route (from footpath to bridleway, for example) or to record specific details such as the legal width of a route.

Permissive Access

A permissive path is a path where the owner has given permission to the public to use the path. Although permission is usually granted on a long-term basis, it can be withdrawn at any time, and some permissive paths are closed for one day a year on a token basis.

Appendix 6 Mayfields Action Plan 2012 onwards

Aim 1

Enhance biodiversity by managing the meadow, woodland, scrub and pond for wildlife

To manage the site as a dynamic mosaic of habitats and, in particular, maintain and enhance the diversity of structure, age and composition of the areas of woodland, pond, scrub and meadow. Although the site is split into a number of habitats, these are managed as a whole to contribute to the overall biodiversity of the site.

Woodland

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Assess tree condition and list works	Monitor tree condition	From 2012 Annual	✓		Priority
1.2	Removal of hazardous limbs/trees	Safe use of site by visitors	From 2012 Annual	✓		Priority
1.3	Selective thin of landscape belts, remove unsuitable species	To remove competition and ensure long-term suitability of trees to their location	From 2012 Annual	✓		Priority
1.4	Maintain vegetation to give statutory clearance above the highway and footpath and to ensure sight lines are clear to vehicles leaving/entering the car park	Highway safety	From 2012 Annual	✓		Priority

1.5	Keep woody vegetation/trees from establishing at least 2.5m clear of passive gas vents	Prevent damage to structures	From 2012 Annual	✓		Priority
1.6	Remove non-native trees and replant with appropriate native tree	Enhance the wildlife habitat	October to February		✓	As resources allow
1.7	Plant understorey species such as hazel, holly	Enhance the wildlife habitat	November to February		✓	As resources allow
1.8	Leave small discrete log piles when carrying out management. Ensure these are not placed close to pathways	Provides habitats for small mammals and invertebrates	Annual/ ongoing		✓	As resources allow
1.9	Construct alternative habitat piles – ivytat, dead-hedging	Provides habitats for birds, small mammals and invertebrates	Ongoing		✓	As resources allow
1.10	Use arboricultural techniques for sympathetic management of the trees e.g. coronet cutting/natural fractures	Mimic natural processes that will enhance habitat, prolong lifespan of over-mature trees	October to February		✓	As resources allow
1.11	Coppice different Hazel trees on a 8 to 10 year rotational basis	Enhance habitat for flora and fauna	January		✓	As resources allow
1.12	Plant native woodland	Enhance floral	October to		✓	As resources allow

	bulbs, e.g. Bluebell, Ramsons, Wood Anemone	diversity	December			
1.13	Erect bird/bat boxes	Provides nesting habitats for birds and bats	September to January		✓	As resources allow

Scrub

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Prevent encroachment into grassland	Prevent meadow species loss	From 2012 Annual	✓		Priority
1.2	Remove tree species	Prevent succession thereby maintain habitat diversity	From 2012 Annual	✓		Priority

Rides

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Cut rides	Maintain habitat	From 2012 August	✓		Priority
1.2	Plant teasel in patches	Winter food source for birds	September		✓	

Meadow

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Introduce annual mowing regime	Habitat and food source. Areas of shorter grass can benefit some species.	From 2012 Annual, August	✓		Priority Remove cuttings
1.2	Mow in Spring	Knock back vigorous grasses/undesirable plant species	From 2012 As appropriate Early April		✓	As needed Remove cuttings. If meadow stabilises with good species diversity change to a single, annual cut in August
1.3	Retain rotational long grass strips	Longer grass provides a valuable habitat/food source for a wide range of invertebrates and other animals encouraging a greater diversity of species (including flowers) in the meadow	From 2012 August		✓	As resources allow Cut the edges of meadow in rotation on a 4 year cycle leaving a different side uncut each year.

1.4	Carry out biodiversity survey	To inform future management	From 2012 Annual		✓	As resources allow
1.5	Investigate feasibility of establishing plug/pot-grown wildflowers (local seed source)	Increase biodiversity within the meadow	From 2014 September to October		✓	Monitor, establish more if successful

Pond

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Plant trees/appropriate understory shrubs around periphery	Maintain screening, preserving rural character of pond	From 2012 November	✓		Priority
1.2	Maintain and manage fishery	Controlled provision of leisure activity	Ongoing	✓		Priority
1.3	Introduce shallows, by adding stable material into pond edges	Increase the variety of pond depths and their associated habitat provision			✓	
1.4	Plant emergent, submerged and marginal plants	Increase floral diversity benefitting wildlife and fishery	September		✓	

1.5	Monitor fish numbers, check for successful fish reproduction	Ensure fish health and continuity of population			✓	As resources allow
1.6	Maintain clearance to fishing points	Enable angling	Ongoing		✓	As necessary
1.7	Carry out biodiversity surveys	To inform future management	From 2012 Annual		✓	As resources allow
1.8	Introduce pond dipping platform	To aid educational access			✓	As resources allow
1.9	Discourage feeding waterfowl	To reduce nutrients in pond and damage to plants			✓	
1.10	Discourage the use of excessive amounts of fish bait	To reduce nutrients in pond			✓	

Aim 2
To include local communities in all aspects of site work to promote greater knowledge and understanding of Mayfields

It is important that the community feels a sense of ownership, pride and responsibility towards the site. Keeping the community informed about the site and management activities promotes a greater knowledge and understanding.

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Hold meetings with community and other interested parties	Encourage a sense of local ownership and	Twice a year	✓		

		understanding				
1.2	Erect information panels reflecting the site's history and wildlife	Increase public awareness and understanding of wildlife			✓	As resources allow
1.3	Produce a site leaflet	Increase public awareness and understanding of wildlife			✓	As resources allow
1.4	Produce newsletter and program of activities	Increase public awareness	Annually		✓	
1.5	Encourage educational use by schools	Increase awareness and understanding of wildlife			✓	
1.6	Encourage educational and practical use by colleges	Increase awareness and understanding of wildlife; ecological monitoring; practical maintenance			✓	

Aim 3

To manage access and opportunities for recreation, so that people continue to enjoy Mayfields

The site should be managed for the safe and quiet enjoyment of members of the public.

General maintenance

	Action	Benefit	Timescale	Essential	Desirable	Notes
1.1	Remove litter and throughout the site	Health & safety, aesthetics	From 2012	✓		As necessary
1.2	Control invasive species	Prevent degradation of flora and fauna		✓		As necessary
1.3	Maintain and repair paths	Continued safe access		✓		As necessary
1.4	Keep encroaching vegetation cut back from paths	Continued safe access		✓		As necessary
1.5	Install floatation device by the pond	Health & safety	2012	✓		
1.6	Remove foot rail at Aintree Court access point, install gate	Improve access			✓	As resources allow

Policies Governing the Management of Trees adjacent to property

Introduction

These policies are intended as guidelines for determining whether or not requests from adjacent residents for pruning or felling of trees in Mayfields should lead to action.

It is not possible to anticipate every situation and it is therefore important that whilst these policies guide decisions they should not be considered absolutely prescriptive. Furthermore, no one policy should be considered in isolation, but all relevant policies should be taken into account when reaching a decision.

As trees are individual living biological structures each case will be taken on its own merit and these policies should further be considered in the context of wider strategic aims relating to the management plan for the whole site.

As a general guideline trees will not be removed or be subjected to inappropriate Arboricultural management simply for the requirements of their biological function, such as dropping leaves, seeds and fruit.

Safety

Where there is a clear and foreseeable threat to the personal safety of residents or visitors, or to property, that is directly related to the condition of a tree, action will be taken to control that risk.

Risk that is an indirect consequence of a tree (e.g. slippery leaves on the pavement in autumn) will be dealt with through pruning only in unusual circumstances where other options are not available.

Unfounded or perceived fear of a tree or trees will not normally result in action to prune the tree.

Obstruction of the highway

The responsible body will seek to ensure that adequate clearance of the highway for the type of traffic using that highway is maintained at all times. Complaints about low branches over the highway and footpath will be considered and acted upon promptly.

Obstruction of street lights and road signs

The responsible body will endeavor to ensure that trees/vegetation do not obscure road signs or prevent street lamps from illuminating the highway.

Daylight loss

Action will normally only be considered where the separation between the tree and the window of the nearest habitable room is less than 6m for trees with a height of over 12m, or less than half the height of the tree for smaller trees, or where the separation between the edge of the canopy and a vertical line through that window is less than 2m.

A 'habitable room' means a dining room, lounge, kitchen, study or bedroom but specifically excludes WCs, bathrooms, utility rooms, landings and hallways.

Where a situation falls within these guidelines cases will be prioritised according to proximity and account will also be taken of the orientation of the affected window.

Television and other radio equipment

There is no right to good reception and in many cases it is possible to resolve issues of poor reception involving trees by finding an engineering solution. We will only consider requests to prune trees to improve reception where all the following conditions are true:

- Efforts have been made to find an engineering solution to the problem and have not been successful
- The work required is consistent with good Arboricultural practice and will not unduly affect the amenity or health of the tree
- The work required can be executed within current financial constraints (see below)

Leaves, seeds and fruit

Leaves and seeds are carried freely on the wind and are largely outside our scope of control. Clearing of leaves from gutters and pathways and weeding of set seeds are considered to be normal routine seasonal maintenance which adjacent property owners are expected to carry out. Pruning will not normally be undertaken to attempt to reduce the fall of leaves, seeds or fruit.

Honeydew

As with leaves, honeydew is not readily controllable by pruning and cleaning of affected surfaces can be considered to be routine maintenance. Pruning will not normally be considered solely as a way of alleviating problems with honeydew.

Wildlife

As with leaves and honeydew, the actions of the trees associated wildlife, such as birds, squirrels and insects etc. is considered to be beyond reasonable control. Pruning or other works will not normally be considered as a means of controlling such nuisance.

Subsidence

Tree related subsidence damage is a complex issue and each case will need to be considered on an individual basis.

Where damage has occurred the responsible body will require that adequate assessment and monitoring is undertaken to demonstrate that the tree(s) is involved and that such evidence be submitted in support of any request for action.

Requests for action based on an un-quantified possibility of damage occurring at an unspecified point in the future will not be considered unless there are other overriding reasons to take action.

Direct root damage

As with subsidence, cases of direct root damage will be considered on an individual basis. A balance will be struck between the nuisance experienced by individuals and the benefits offered by the tree to wildlife and the wider community.

Drain blockage

Trees do not usually have the capacity to break into a sound drain, but they will exploit any existing fault. The removal of one tree will not prevent other vegetation from exploiting the same opportunity.

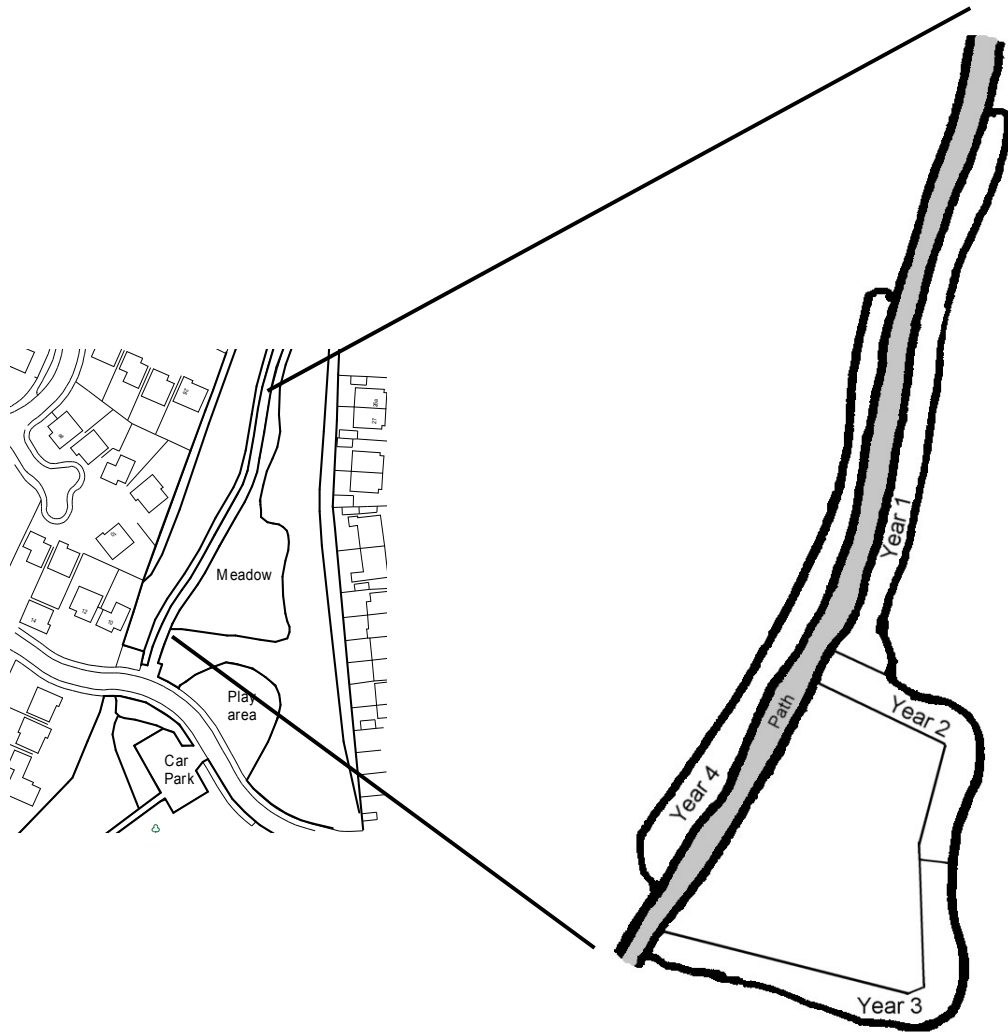
The presumption is that the appropriate way to deal with tree root blockage of drains is to ensure that the drains are watertight. Accordingly, the responsible body will not normally take action in response to complaints that the trees are blocking drains.

Financial constraints

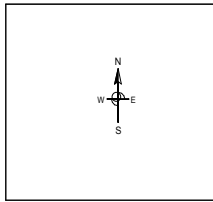
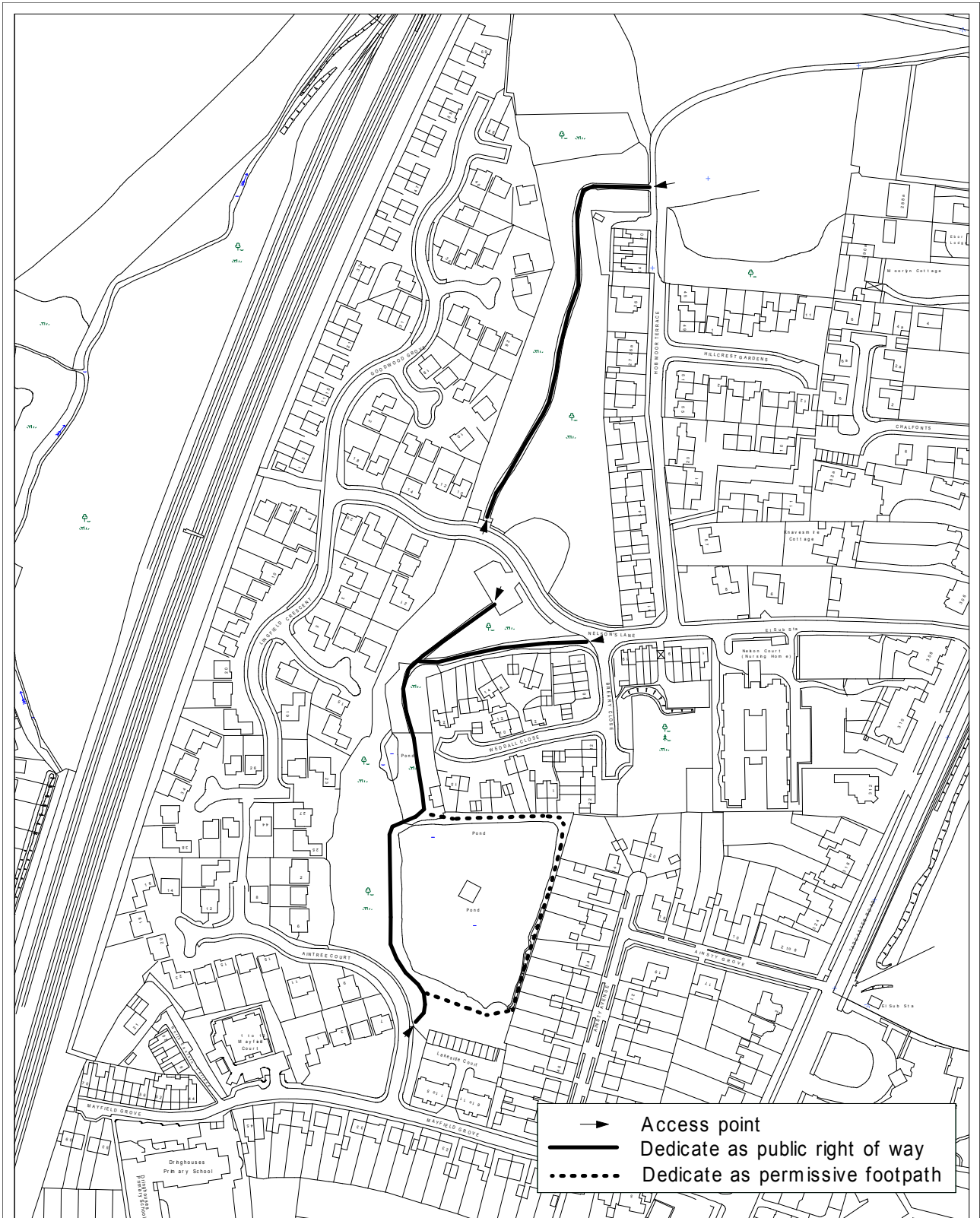
Unfortunately there are limited resources with which to manage the tree stock at Mayfields. The resource available has to be used holistically in keeping with the management policies and in some cases work simply cannot be justified on the grounds of priority. It is however realised that in many cases the problems of nuisance brought to the fore are of a real concern to the complainant, and in such cases certain works will be permitted to be undertaken at the complainant's expense if they so wish using insured, qualified contractors.

Appendix 8

Tall vegetation sections to be left when cutting the main meadow area



Alternating the location of long grass in this way will reduce the build up of thatch (a build-up of organic matter which can include, dead grass leaves, stems) and nutrients in one patch of grass, but still provide over wintering and egg-laying habitat for insects, and foraging areas for wildlife.



Mayfield Grove / Nelsons Lane woodland, pond, meadow - public access/footpaths

SCALE: 1:2500

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