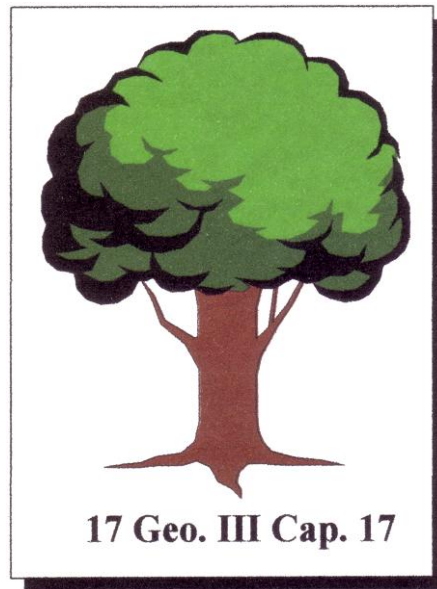


Monken Hadley Common



MANAGEMENT PLAN 2010/2011- 2015/2016

CONTENTS

	Page
1. INTRODUCTION	3
2. OVERALL AIMS AND RESPONSIBILITIES OF THE TRUSTEES AND MANAGEMENT COMMITTEE	3
3. LOCATION	3
4. LAND TENURE	4
5. HISTORY	4
6. PLANNING DESIGNATIONS & CONSERVATION STATUS	5
7. DESCRIPTION	6
8. PRESENT USAGE	7
9. MANAGEMENT STRUCTURE	7
10. OBJECTIVES AND ACTION TO ACHIEVE THEM	7
11. IMPLEMENTATION BY MANAGEMENT AREA	14
12. REVIEW OF OPERATION OF PREVIOUS MANAGEMENT PLAN	17
13. PROGRAMME OF WORKS	19
14. FINANCE	23
15. EXTERNAL RELATIONS	24
APPENDIX 1. CONTACTS	25
APPENDIX 2. MAPS OF THE COMMON SHOWING MANAGEMENT AREAS	26

1. INTRODUCTION

1.1 This Management Plan records the aims, objectives and policies adopted by the Trustees and Management Committee for the future of Monken Hadley Common. It is the fifth in a series of Management Plans dating from 1993 and presents a detailed programme for the development and maintenance of the Common for the five years which commenced on 16th March, 2010. The Plan explains the context in which the policies have been developed and aims to achieve consistency and continuity in management by providing a framework within which the Curators can make day-to-day management decisions.

2. OVERALL AIMS AND RESPONSIBILITIES OF THE TRUSTEES AND MANAGEMENT COMMITTEE

2.1 The Trustees and Management Committee aim to manage the Common so that present and future generations continue to derive maximum recreational benefit from this valuable asset.

2.2 The primary legal duty of the Trustees is to those Commoners who are owners in equity of the Common. However, the Trustees also recognize the importance of the Common to other local residents and to visitors. They aim to maintain it in a condition which enhances the enjoyment of those users and safeguards its importance as a habitat for a wide range of flora and fauna.

3. LOCATION

3.1 The site of the Common is a roughly wedge shaped tract of land of some 70.4 hectares (174 acres). About 2.5 kilometres (1 ½ miles) long, it tapers from about 0.5 km (1/3 mile) wide at the broadest point at the western end near to Monken Hadley Church to only about 50 metres (160 feet) at the eastern end at Games Road, Cockfosters. (See map Appendix A).

3.2 O.S. Grid references:
Gate at Games Road, Cockfosters TQ 278 968
Gate near Monken Hadley Church TQ 251 974

3.3 The Common is a Metropolitan Common within the London Borough of Barnet. It is bounded on the northern side by the residential area of Hadley Wood in the London Borough of Enfield, at the western end by Monken Hadley Village in the London Borough of Barnet and on the southern side by the residential area of New Barnet, also in the London Borough of Barnet.

3.4 Monken Hadley Common is listed at Appendix III in 'English Commons and Forests' by the Rt. Hon. G. Shaw Lefevre, M.P. (1894) as a Common over 20 acres within the Metropolitan Police District, not protected by a Regulation Scheme under the Metropolitan Commons Act, 1866.

4. LAND TENURE

4.1 The legal title to the Common is held in trust by the two churchwardens of the church of Saint Mary the Virgin, Monken Hadley who form a statutory corporation named "The Churchwardens of the Parish Church of Monken Hadley in the County of Middlesex". The title was vested by the Enfield Chace Act (17 George III Cap. 17).

4.2 The Common is beneficially owned in equity by the class of property owners defined in the Enfield Chace Act, for whom it is held in trust.

5. HISTORY

5.1 The tract of land now known as Monken Hadley Common ("the Common") was originally a portion of the Royal Forest called Enfield Chace and was part of the Duchy of Lancaster Estates. The owners of property in Enfield, Edmonton, South Mimms and Monken Hadley enjoyed certain rights of Common and other rights over the entirety of this Forest. By an Act of Parliament in 1777 known as "The Enfield Chace Act (17 Geo. III Cap. 17) the Royal Forest was 'dischased' and parcels of the Forest were allotted in compensation for the rights formerly exercised over the whole Forest which were then extinguished. Of these allotments only the Monken Hadley allotment has survived as unenclosed Common.

5.2 The total Monken Hadley allotment was 240 acres (97.1 hectares) of which 50 acres (20.2 hectares) were allotted to the Incumbent as Glebe in satisfaction of tithes accruing due within the Parish. A portion of the Glebe was sold in 1799 to redeem the land tax. The remaining 190 acres (76.9 hectares) were vested in Trustees upon trust for the Freeholders and Copyholders previously entitled to a right of Common over Enfield Chace, their lessees, tenants, undertenants and assigns ("The Commoners"). The Common is thus unusual in that, contrary to most other commons, it is beneficially owned in equity by a class of Commoners.

5.3 The area of the Common was reduced to 174 acres (70.4 hectares) in the mid-19th century by the acquisition of a strip of the allotment by the Great Northern Railway Company for the construction of their main line into King's Cross.

5.4 The Commoners continued to exercise their grazing rights over the Common until increased motor traffic and the high labour costs of manning the gates following the 1939/45 war rendered this difficult. Subsequently, the main use of the Common has been recreational, although the duty remains for the Trustees to ensure that the Rights of Common may be exercised by those entitled to do so.

5.5 The part of Beech Hill Lake within the boundaries of the Common was formerly let by the Trustees to the owner of Beech Hill Park for his private use and, later, to East Barnet Urban District Council who, during their tenure, made it available for recreational use. The lake is commonly known as Jack's Lake and is referred to as such in the rest of the management plan.

5.6 The history of Enfield Chace prior to dischisement on 1st. January 1778 is covered in "The Story of Enfield Chace" by David Pam (Enfield Preservation Society 1984 ISBN 907318037).

5.7 The Common was registered as unit CL43 under the Commons Registration Act 1965. Some small areas were inadvertently omitted from registration and it is hoped to correct this under the provisions of the Commons Act 2006 once DEFRA (the responsible Government department) is in a position to deal with the matter.

6. PLANNING DESIGNATIONS AND CONSERVATION STATUS

6.1 The Common is subject to various designations in the Barnet Unitary Development Plan 2006 (UDP) which reflect its special landscape character and historic interest.

6.2 The Common lies within the Monken Hadley Conservation Area (see The Monken Hadley Conservation Area Character Appraisal 2007, produced by the London Borough of Barnet, for a detailed description of the Conservation Area). The Common is also designated as Heritage Land and forms part of the North Barnet Area of Special Character, which is considered to be of importance to the character of London as a whole (UDP paragraphs 4.3.2.13 and 5.3.24-25).

6.3 In recognition of its significance as a habitat for flora and fauna, the Common is classified as a "Site of Nature Conservation Importance - Borough Importance – Grade I". (UDP chapter 5, Table 5.1. See also "Nature Conservation in Barnet", page 54: published by the London Ecology Unit (Ecology Handbook 28) 1997).

6.3 An area either side of the railway line that bisects the woods is designated as a "Local Area of Special Archaeological Significance." Some evidence of early settlement, including Bronze Age artefacts, has been found there (see UDP paragraphs 4.3.3.16.-18 and Conservation Area Character Appraisal).

6.4 The Common forms the southern gateway to the designated Watling Chase Community Forest, which covers an area of 72 square miles within Barnet and south Hertfordshire (see UDP paragraphs 5.3.41 -42).

6.6 The woodland to the west of the railway line is protected by a Tree Preservation Order. However, Conservation Area status also helps safeguard trees throughout the Common.

6.7 The five white-painted wooden gates which stand at the main access points to the Common, in Games Road, Hadley Road, The Crescent, Camlet Way and Hadley

Green Road, are all included on the statutory list of buildings (including other structures) of historic or architectural merit (Grade II) (see Statutory Listed Buildings of Barnet, January 2010, produced by the London Borough of Barnet).

7. DESCRIPTION

7.1 Approximately 132 acres (53.5 hectares) of the Common are mixed semi-natural deciduous woodland with some open glades and the remainder is largely grassland with planted or selected trees.

7.2 Two roads cross the western part of the Common and a third road enters at the Cockfosters gate and runs for about 0.25 km. The roads are linked by a bridleway which forms part of the London Outer Orbital Path. The Pymmes Brook Trail starts from this bridleway and immediately leaves the Common.

7.3 The Common is divided in two by the Great Northern railway line, the two parts of the Common being linked by a bridge.

7.4 About 70% of Jack's Lake is on the Common, the remainder being on a neighbouring golf course.



Jack's Lake

8. PRESENT USAGE

8.1 Present usage of the Common is almost entirely recreational.

8.2 Cricket is played on a pitch at the western end of the Common; angling takes place on Jack's Lake; and horse riders and pedal cyclists use the bridleway. Otherwise visitors come to walk, picnic or quietly enjoy the scenery.

9. MANAGEMENT STRUCTURE

9.1 The legal estate of the Common is vested in the statutory corporation consisting of the two Churchwardens. They exercise, on the advice of the Management Committee (see below), the powers of ownership, such as the granting of leases, that are conferred upon them by the Enfield Chace Act, subject however to the limitations imposed by that Act.

9.2 The Enfield Chace Act contains provisions for the making of 'Rules and Orders' in relation to the Common, which have the force of By-laws. Various sets of Rules and Orders have been made from time to time under these provisions, the latest being those dated 1981.

9.3 The management of the Common is in the hands of a Management Committee and two Curators. The Clerk is responsible, inter alia, for the keeping of minutes, advising on legal issues and correspondence on issues outside the scope of the curators' normal duties.

9.4 The Management Committee, which is appointed by an Annual General Meeting of Commoners, consists of not less than eight nor more than twelve persons plus the Curators (see below).

9.5 The Management Committee appoints the two Curators who look after the day-to-day management subject to any directions of the Management Committee. The Curators are ex-officio members of all committees.

9.6 The Management Committee also appoints the Timber Committee consisting of the two Curators and five others. This Committee has particular responsibility for reporting on the state of the timber and undergrowth.

10. KEY POLICY AREAS, OBJECTIVES AND ACTIONS

10.1 The Management Committee has identified nine key policy areas in order to achieve the overall aims and responsibilities of the Trustees and Management Committee. These need to be considered in all management decisions:

- A. health and safety
- B. preservation of common rights

- C. preservation of the landscape value
- D. maintenance of the rural character
- E. conservation of wildlife
- F. encouragement of the traditional recreational activities
- G. encouragement of the use of the Common for educational purposes
- H. recognition of the needs of the disabled
- I. preservation of the integrity of the boundaries of the Common

10.2 The key areas of policy are set out below together with the individual objectives and actions necessary for successful implementation.

A. Health and Safety

10.3 High priority is given to ensuring that the Common is a safe environment for all users as well as for paid and volunteer maintenance workers. However, as a matter of policy, unspoilt and natural woodland is retained in large areas of the Common; consequently, all visitors need to exercise appropriate caution particularly during or after extreme weather conditions when seemingly healthy trees can fall and branches break.

	Objectives	Necessary Actions
1	Make safe dead or dangerous trees overhanging roads, the bridleway and main paths, and neighbouring properties.	Dead or otherwise dangerous trees likely to fall or shed branches on the highway, bridleway or any of the main footpaths are identified by the Timber Committee and the Volunteers and made safe. (Note - this policy does not apply to trees away from the main paths where other policies take precedence).
2	Maintain the gates in safe condition	The Curators routinely inspect the gates for safety. A cyclical cleaning and painting programme is executed by the Volunteers and essential maintenance by approved contractors. Care is taken to ensure that vegetation does not obscure the sightline of drivers.
3	Remove dangerous refuse or hazardous waste	Regular inspections of all areas are undertaken by the Volunteers and the appropriate authority is contacted if anything is too heavy to be moved by hand or is dangerous.
4	Ensure tools are used safely	Volunteers use hand tools only. (Powered tools are not allowed).
5	Employ only competent contractors	Insurance policies are checked and references obtained where necessary.
6	Publicise and enforce relevant rules	The notice boards publicise the rules (as will the new website) and the police are informed when there is a serious breach eg shooting, motorbike riding etc.

B. Common Rights

10.4 It is the duty of the Trustees to preserve and maintain the exercisability by stint holders of their rights of common which are duly registered by the London Borough of Barnet as the Registration Authority pursuant to the Commons Registration Act 1965 (Register Unit CL43). The following actions are taken in order to achieve this:

- Protect common rights
- Encourage stint holders to maintain their rights
- Record the ownership of stints
- Maintain areas suitable for grazing
- Avoid unnecessary fencing
- Preserve cattle ponds where practicable

C. Landscape Value

10.5 Great importance is attached to preserving and enhancing the landscape of the Common both in its historical context of a local grazing common and as a valuable open space on the urban fringe forming part of the Watling Chase Community Forest.

	Objectives	Necessary Actions
1	Prevent the erection of any building or other structure or the laying down of tarmacadam or like surfaces	No buildings or other structures are allowed or any hard surface without the specific written permission of the Management Committee.
2	Maintain a balance between grassland and woodland	Isolated or small groups of trees on otherwise open grassland are allowed to remain to give the appearance of open chase
3	Mow grassland sympathetically	Grassland is mown to prevent the invasion of scrub but to allow for the protection of wildlife habitat
4	Encourage isolated or small groups of trees on the grassland areas in order to preserve its rural character	As grazing is no longer exercised, the woodlands have rapidly encroached onto former grasslands. It is not the policy to reverse this trend entirely, but, in order to maintain a reasonable balance between the two, grasslands in management areas a., b., h. and j. are preserved (see map).
5	Maintain broad open paths and glades in the woodland	Remove brambles and shrubbery that spread onto main paths and establish/foster glades where appropriate
6	Maintain and sustain the essential character of the woodland	see below (paragraph 10.6)

Woodland Management

10.6 Woodland management is the most important long-term issue for maintaining the Common as a valuable community asset. The policies listed below are based on the recommendations in a report by Nature Conservancy in 1969. These, together with the key objectives set out above, were adopted by the Management Committee in 1985. They have stood the test of time and are still applicable, although changing conditions

affect the emphasis which needs to be given to each policy. The Botanical Appraisal and Management Strategy produced by Brian Wurzell (an Ecological Consultant) in February 2010, has greatly improved the understanding of current conditions and identifies priorities for future management:

- Where planting is necessary because public pressures prevent natural regeneration or to conceal unsightly features, appropriate native species are used. These include Oak, Hornbeam, Beech and Ash in the wooded areas, Willow, Alder and Poplar in the damper parts and Birch and Mountain Ash in the sandy soil at the western end of the Common.
- Dense thickets of saplings, (particularly in areas which have been enclosed for regeneration) are thinned to allow the survivors to develop to full stature.
- Dead and decaying timber is removed only when necessary for public safety, or in connection with the thinning of saplings or the maintenance of open paths and glades.
- Exotic and alien species of trees and plants are, whenever possible, removed. In particular, the spread of sycamore is discouraged and the introduction of further non-native species is avoided.
- Branches overhanging streams and ponds are, whenever possible, removed.
- The spread of disease amongst the trees is limited by selective felling and burning or other methods.
- Regular inspections of the woods are carried out by the Volunteers, Curators and the Timber Committee.



D. Rural Character

10.7 Any pressure for development which would tend to change the nature of the Common into that of an urban park is strongly resisted. The following actions are taken to prevent this.

- Limit signage to well designed notice boards and finger posts
- Use only suitably designed seats and other furniture which are strictly limited to appropriate locations
- Limit the number of litter baskets to those that can be emptied regularly
- Use hard surfacing only where really necessary to prevent damage by vehicles or on the bridleway for disabled access
- Confine car parking to designated areas
- To the extent that dumping cannot be prevented, remove rubbish quickly
- Not to permit stalls, ice cream vans or commercial activities on the Common save for occasional filming for which the Common receives a fee.
- No shrubberies, flower beds or similar features to be allowed and the planting of cultivated bulbs or plants to be discouraged
- Restrict the opening of additional entrances to properties adjoining the Common (as provided by The Enfield Chace Act).
- Enforce rules against motor traffic and horse riding outside permitted areas by notifying appropriate authorities
- Maintain the five white gates to the Common in good condition



E. Wildlife

10.8 The Common is rightly classified as a Site of Conservation Importance. Although not it is not primarily a nature reserve, the Management Committee attaches considerable importance to wildlife conservation and attempts to maintain a balance between this objective and other policy requirements. Within this context there remain valuable opportunities for the protection of a wide range of flora and fauna.

	Objectives	Necessary Actions
1	Time maintenance operations so as to cause minimum disturbance of wildlife	The first grass cutting is delayed until July, after the nesting season and spring flowers have died, and undergrowth is not cleared during the nesting season
2	Maintain the variety of habitats	This is achieved by: - preserving the existing open grassland, scrub, bushes, woodland including rotting vegetation as well as the ditches and ponds; - causing some parts of the Common to be less intensively used than others by limiting the number of paths; - enforcing the Rules and Orders against fires, the use of guns, snares or nets, horse riding or driving on the Common and damage to wood, underwood, turf, plants etc
3	Respect any legal protection of flora and fauna	Ensure compliance with the provisions of the Wildlife and Countryside Act
4	Achieve a balance between recreational activities and the needs of wildlife	Preserve some lesser used areas by limiting the number of paths, having due regard to the needs of individual species of flora and fauna.

F. Traditional Recreational Activities

10.9 There is a natural desire for participants in a wide range of recreational activities to use the Common for their particular purposes. However, in the small area available it is impossible to accommodate all desired activities and priority is given to those quiet activities which have traditionally been pursued on the Common.

	Objectives	Necessary Actions
1	Organise easy access to the Common	Provide safe but limited car parking
2	Organise easy access across the Common	Maintain a network of paths and access to Jack's Lake for the disabled
3	Encourage use by walkers	Maintain the Common in an attractive state with its natural landscape, rural character, varied wildlife and as free of litter as possible
4	Provide for other specific activities	<p>i Angling - Fishing is available at Jack's Lake which is under licence to the Hadley Angling and Preservation Society. It is policy to ensure that the area around the lake and its facilities are maintained in good condition and that they remain available to the public at large by means of day tickets.</p> <p>ii. Cricket - For very many years, mainly at the weekends, the Monken Hadley Cricket Club has played cricket on the Common. The club maintains the cricket table and outfield at its own expense. Its games attract a number of spectators and this use of the Common therefore benefits not only the club</p>

	Objectives	Necessary Actions
		<p>members but also the general public.</p> <p>iii. Cross Country Running - No special facilities exist on the Common for this sport and excessive use of this nature would be discouraged to preserve the surface of the paths. Nevertheless local clubs sometimes apply for permission to hold occasional runs on or across the Common and it is the practice of the Curators to grant such permission provided they are satisfied that little damage will be caused</p> <p>iv. Horseriding and Cycling - There are no facilities for recreational riding or cycling on the Common other than on the one bridleway. No recreational riding is permitted elsewhere. Commoners who are stinholders may ride only in aid of the exercise of their Rights of Common and are in the same position regarding recreational riding as the general public.</p>
5	Ensure that the bridleway is maintained in a suitable condition for its mixed use by pedestrians, cyclists and horse riders.	Monitor the condition of the bridleway and liaise with Barnet Council (who have responsibilities in respect of the maintenance of public rights of way) to ensure that the bridleway is properly maintained.
6	Ensure that there are suitable areas for informal games	
7	Permit schools adjacent to the Common to make use of specific areas for sports	

G. Encouragement of Educational Use

10.10 With the grounds of a number of schools bordering directly onto the Common there is much scope for the use of the Common for educational purposes. Given the open access onto the Common, the Curators are probably unaware of the full use being made of the facilities although from time to time requests are received and granted for information or facilities.

10.11 The Management Committee consider that greater educational use of the Common would increase the respect in which it is held by young people without detriment to other users. The following actions will help to achieve this:

- Maintain existing links with the schools at the western end of the Common
- Establish closer links with the other schools bordering the Common
- Encourage educational walks or similar activities organized by others.

H. Needs of the disabled

10.12 It is important that, so far as is reasonably possible, disabled people should be able to share in the benefits of using the Common. To achieve this it is necessary to:

- Ensure that gates can be negotiated in a wheelchair
- In conjunction with the Borough, maintain the surface and width of the bridleway and the track to Jack's Lake in a suitable condition for wheelchair use
- Encourage the angling club to continue to provide facilities for the disabled
- Ensure that there is seating available at strategic points

I. Preservation of the integrity of the boundaries of the Common

10.13 There is a danger that over time the boundaries of the Common may become eroded by creeping encroachments or by changes in land use. To prevent this, the following actions are necessary:

- Make regular inspections of the boundaries
- Maintain records of all leases and wayleaves
- Ensure that all sums due under leases and wayleaves are collected
- Take care that expiring leases or wayleaves are renewed or the land reclaimed

11. IMPLEMENTATION - BY MANAGEMENT AREA

11.1 All parts of the Common are managed in accordance with the policies and practices set out above. This section deals with the special requirements of particular areas. For management purposes the Common has been subdivided into ten 'Management Areas' as depicted on the attached map. These are:-

a. The War Memorial Area

11.2 Lying north-west of Camlet Way this area is comparatively formal and contains, besides the village war memorial, an avenue of mixed Horse Chestnut (*Aesculus Hippocastanum*) and English Oak (*Qercus Robur*). A small part of the area is used by Monken Hadley Church of England Primary School under licence by the Trustees as an extension to its playground.

Management -

- i. In dry weather and at the discretion of the Curators this area is used for car-parking for events such as weddings and funerals at the Church, cricket matches and school events.
- ii. The grass in this area is cut once or twice a year, the first cut being in July.
- iii. The Horse Chestnuts in the avenue do not do well and young Oaks are allowed to replace those that die.
- iv. The maintenance of the War Memorial is not the responsibility of the Common but the grass mound is kept cut.
- v. The undergrowth and scrub at the back of the area effectively masks the fence (which is not a boundary fence) and will be retained. However its forward spread needs to be checked by being cut back as necessary.

b. The Cricket Pitch Area

11.3 Immediately east of Camlet Way is an area of open grassland with some planted or selected trees part of which is used by Monken Hadley Cricket Club.

Management -

11.4 This area is classified as relict heath and is botanically very rich. It is also the most conspicuous area of the Common. Special care is therefore necessary in its management.

- i. The area suffers from encroachment by the neighbouring woodland and much self-seeded silver birch. This is controlled manually and by annual mowing in early autumn.
- ii. The cricket pitch and outfield are maintained by the cricket club having regard to their needs and those of other users of the Common.
- iii. The pond opposite Gladsmuir is spring fed. It was last cleaned and de-silted in 2009 and it is planned that the pond will be given regular attention during the period covered by this Management Plan.
- iv. The pond in Camlet Way no longer fills regularly and, for the time being at least, will be treated as abandoned and allowed to become part of the woodland.



c. The West Wood

11.5 East of area b. is an area of deciduous woodland sloping gradually towards the railway. Growth in this large wood is vigorous.

- i. The canopy is largely composed of the following species:- a. Common Beech (*Fagus sylvatica*) b. English Oak (*Quercus Robur*) c. Hornbeam (*Carpinus betulus*) d. Common Ash (*Fraxinus excelsior*) e. Cherry (*Prunus avium*) f. Field Maple (*Acer campestre*) g. Willow (*Salixfragilis*) The canopy also contains specimens, presumably planted, of:- h. Pin Oak (*Quercus palustris*) i. Balsam Poplar (*Populus balsamifera*) j. Horse Chestnut (*Aesculus hippocastanum*).
- ii. Sections of this area are heavily infested with Sycamore (*Acer pseudoplatanus*).
- iii. Where light allows there is dense undergrowth including holly, brambles, elder, blackthorn and hawthorn. Some of the holly and hawthorn are fair sized trees. There

are also suckers of English Elm (*Ulmus procera*) from trees killed by Dutch elm disease but these succumb to the disease before reaching maturity.

Management -

11.6 Policies which require particular emphasis at the present time are:-

- i. Reducing the spread of sycamore
- ii. Reducing the spread of holly
- iii. Thinning saplings
- iv. Maintaining the width of the main paths.

d. Area alongside Bakers Hill

11.7 This is a more open area where there is a car park and adjacent picnic area.

Management -

- i. The grass to the south of Bakers Hill is cut twice a year.
- ii. The spacing of the trees on the south side of Bakers Hill will be kept under review
The surface of the car park will be maintained
- iii. The picnic area will be kept clear of encroaching trees, brambles etc.
- iv. Dumped rubbish will be cleared away as quickly as possible.

e. Newmans Hill

11.8 Lying east of the railway, this rise is also covered with deciduous woodland which is generally better drained than the other woodland areas of the Common.

Management - as in area c. above.

f. The East Wood

11.9 As the ground slopes down from Newmans Hill to the east, a gas main crosses the Common from north to south and from that line the woodland is again poorly drained.

Management - as in area c, plus attention to the state of the footpath in winter.

g. The Plantation

11.10 This area to the south of the East Wood is not actually a plantation but an area which was formerly grazing land that is now covered by semi-mature oaks which have been thinned to enable them to develop. South of the bridleway the land was planted with hornbeam, oak and other species to screen an unattractive view.

Management -

- i. Some further thinning of the trees will be considered as they mature
- ii. The screening to the south will be maintained
- iii. Grass to be cut twice a year.

h. Jack's Lake

11.11 The Lake and its immediate surroundings are maintained and fished under licence from the Trustees by the Hadley Angling and Preservation Society and are fairly intensively used for recreation.

Management -

- i. Maintain close liaison with the Hadley Angling and Preservation Society to ensure that they continue to maintain this area to a high standard.
- ii. Carry out periodic safety inspections of the dam, weir, sluice and footbridges.
Generally maintain the lake on the footing as if it were a reservoir for the purposes of the Reservoirs Act 1975.

i. Games Road Wood

11.12 East of the Lake a narrow area of deciduous woodland rises towards Cockfosters.

Management - as in area c.

j. Games Road

11.13 Bordering the road is a small area of grassland with selected trees.

Management –

- i. Grass to be cut twice a year to maintain transition between the urban area and the woodland
- ii. Bulbs already planted in this area by local residents will be tolerated but further planting discouraged.
- iii. Any low branches of trees to be removed to encourage growth of grass and maintain appearance as an open area.

12. REVIEW OF OPERATION OF PREVIOUS MANAGEMENT PLAN

General

12.1 The previous Management Plan proved useful in providing a framework in which management decisions were taken and thus achieved a consistency and continuity in the management of the Common.

Specific achievements

12.2 Recurring works - most of the recurring tasks were successfully performed. Progress with the thinning of holly was limited to work by volunteers but its spread has also slowed, probably due to dry summers, and, at ground level, its density has reduced. The removal of brambles that are encroaching onto paths and grassland is a particularly time-consuming task.

12.3 A considerable number of abandoned and often burnt-out vehicles were removed from the Common during the period. The expense of this was an example of costs arising from public access to a Common on the urban fringe falling on the Commoners although, in some instances, help was given by the Borough

12.4 Proposed improvements -
Most of the intended projects were successfully completed and a number of additional works undertaken. However, the need to give priority to recurring tasks and, in some instances, the lack of funding, resulted in some proposed projects not being progressed. Progress and achievements are summarised in the following table.



Dredging and clearing Gladsmuir Pond, December 2009

	Proposed Projects	Progress and achievements
A	<i>Year One - 2005/2006</i>	
1	Complete restoration of white gate near Hadley Church	Restoration completed in 2005
2	Continue to clear grassland at western end of Common of unwanted tree growth.	Work carried out by volunteers
B	<i>Year Two - 2006/2007</i>	
1	Restoration of white gate in Camlet Way	Restoration completed in 2007
2	Complete widening of sleeper bridges	Completed
3	Alter alignment of fencing of Church House garden to improve parking	Completed
4	Improve land between car park and railway	Partially completed
5	Replace a further section of the steel decking on the bridge over the weir.	One section replaced in late 2009. Further work required
C	<i>Year Three - 2007/2008</i>	
1	Restoration of Hadley Road and The Crescent white gates	Listed building consent granted. 50% grant offered by English Heritage. Implementation is dependent on raising the necessary matched funding
2	Restore pond opposite "Gladsmuir"	Pond restored in 2009
3	Complete survey and register of wayleaves and rents	Partially completed

	Proposed Projects	Progress and achievements
D	Year Four - 2008/2009	
1	Enter into new wayleave agreements where appropriate	Ongoing task
2	Replace or restore notice boards	Notice board opposite Baker's Hill car park was repaired in early 2010
3	Repair steel work of bridge over weir	See B5 above
E	Year Five - 2009/2010	
1	Restore pound	Not considered to be a high priority. Project to be carried forward into next plan
2	Reconstruct/renovate brick bridge on bridleway	Structural survey undertaken. Application for consent to undertake the works to bridge and Jack's Lake weir was submitted to the Environment Agency in March 2010. Project to be carried forward into next plan
3	Complete archiving of records and documents	Remains to be completed
	<i>Additional works undertaken</i>	
1	Repair of Games Road gates	
2	Clearance of Japanese Knotweed in area j near Games Road gate	

13. PROGRAMME OF WORKS

(1) Annually Recurring Work

A Grass Cutting

13.1 This is done to maintain open grassland, to prevent the encroachment by scrub and for the safety and convenience of users. Early cutting is avoided to prevent damage to the habitat of ground nesting birds and to encourage diversity of plant life.

- i. The cricket pitch and its surrounds are cut by the Monken Hadley Cricket Club.
- ii. The grass on the west side of Jack's Lake is maintained by the Hadley Angling and Preservation Society.
- iii. Other areas will be cut by contractors as instructed by the Curators. Cutting will include the whole of the area between Camlet Way and the woods (other than the cricket pitch), the War Memorial area, a strip down each side of the roads, an area at the top of Bakers Hill, two areas at Games Road and the Plantation.

B. Clearance of Ditches

13.2 The main ditches will be kept clear of obstructions which prevent the free flow of water. This work will normally be done by the Volunteer Group.

C. Felling of dead or diseased trees and dangerous branches

13.3 The Curators will arrange for the felling by contractors as and when required of such trees/branches which are considered to be a hazard due to their proximity to main paths or other much used areas, or neighbouring properties. Where feasible, these tasks will be undertaken by the Volunteer Group.

D Reduction of invasive species

13.4 The main culprits are holly, sycamore and more recently Yellow Archangel .Some work will continue to be carried out by the volunteers.

E Protection of grassland from invasive brambles and scrub

13.5 The volunteers will continue to clear brambles and tree seedlings from the grasslands.

(2) Recurring Work with a Time Scale of More than One Year

A Maintaining the width of main paths

13.6 The main paths through the woods gradually become narrower as a result of the spread of undergrowth. Periodically this needs to be removed. The work is suitable for volunteers.

B. Painting and maintenance of the five white gates

13.7 The gates are listed structures and need to be regularly washed and painted. The Curators endeavour to arrange this on a cyclical basis with any necessary repairs carried out by contractors.

C. Maintenance of notice boards

13.8 These will require substantial repair or replacement within the period covered by this Plan.

D. Surface of Car Park

13.9 Some resurfacing is required in the period covered by this Plan.

E. Pond Maintenance

13.10 The pond opposite “Gladsmuir” will require regular attention during the period covered by this Plan. Specific funding is available for this.

F. Bridleway

13.11 To meet the policy of maintaining the surface of the bridleway in a fit condition for shared use by horse riders, pedal cyclists and pedestrians, and also for it to be suitable for wheelchair users, sections of the path will need to be resurfaced periodically. In view of the status of this path as a section of the London Outer Orbital Path (LOOP), and its designation as a Green Chain in the Barnet Unitary Development Plan, outside financial assistance will be sought as well as help from the Borough.

(3) One-off Tasks

13.12 This section lists the projects which it is intended to carry out over the five years covered by the Plan. In most cases, their implementation will be dependent on the

availability of volunteers to undertake the work and a number will require funding. Some projects may have to be modified to take account of the proposed development of Church House.

(A) Year One - 2010/2011

1. Complete and launch the website:- **www.monkenhadleycommon.net** (The website was launched at the end of March 2010)
2. Complete restoration of the white gates near Hadley Road and The Crescent
3. Replace further sections of the steel decking on the bridge over the weir.
4. Repair Jack's Lake weir
5. Investigate and resolve drainage problem in area south of Hadley Common road, outside Dixon
6. Repair/replace posts by Camlet Way pond
7. Repair and re-hang pedestrian gate at Games Road
8. Clear brambles on north side of Bakers Hill and east side of Camlet Way
9. Resurface the eastern end of the Bakers Hill car park
10. Shrubbery – protect existing and plant new shrubs to provide nesting sites
11. Establish links with the new Jewish Community Secondary School (JCoSS) and check that screen planting along the boundary with the Common has been carried out
12. Prepare and issue a safety instruction sheet for Volunteers



First phase of repairs to Jacks Lake Weir, June 2010

(B) .Year Two - 2011/2012

1. In liaison with Barnet Council, ensure renovation and repair of masonry arch bridge over Pymmes Brook and adjoining abutment walls
2. Alter alignment of fencing of Church House garden to improve parking and circulation
3. Improve area between Baker's Hill car park and railway line
4. Prepare map of major paths
5. Deepen ditch and install "sleeper" bridge at Arundel Road entrance
6. Re-install wooden fence on bridleway opposite Northfield Road and review nearby fencing
7. Erect low barrier on east side of Camlet Way opposite St Martha's School to prevent parking on the Common particularly associated with the two neighbouring schools
8. Seek to develop better channels of communication with the local community (eg. through better use of the local press, particularly the "Hadley Wood News") to encourage wider involvement and participation and to improve fund-raising.
9. Complete survey of wayleaves and leases and take appropriate action
10. Register the Common's title at the Land Registry.

(C). Years Three to Five – 2013/2016

1. Complete survey and register of wayleaves and rents
2. Enter into new wayleave agreements where appropriate
3. Restore or replace notice boards
4. Resurface path to hut at Church House
5. Restore cattle pound
6. Complete archiving of records and documents
7. Prepare detailed Woodland Management Plan
8. Refix/replace worn out bollards around Bakers Hill car park and along Games Road
9. In liaison with Barnet Council, ensure that the bridleway is maintained to a satisfactory standard and surface erosion is controlled

14. FINANCE

14.1 The Management Committee, Timber Committee and Curators are mindful of the need to carry out the management of the Common to the highest standard possible within the funds available. To this end they are concerned to secure adequate income to meet the objectives set out above and to receive the best possible value from all expenditure.

Income

A. Grant income

14.2 A registered charity named **The Friends of Hadley Common** assists with the maintenance and improvement of the Common for the benefit of the public. This charity makes donations to the Common towards specific items of expenditure identified as being for the benefit of the public. All local residents are invited to be a member of The Friends, without whose continued support the Common would not be viable.

14.3 In spite of the immense value of the Common to the residents of Barnet and Enfield, the Councils of the London Boroughs of Barnet and Enfield no longer make annual grants for the maintenance of the Common. The Management Committee will continue to press for the restoration of this support.

14.4 The Woodland Grant Scheme contract with the Forestry Commission has expired and the Curators have been unable to claim a grant under the replacement scheme. They will continue to monitor the situation and to apply for any grants which become available.

14.5 The Management Committee and Curators are always mindful of the possibility of applying for grants or trust funding which may be available for specific projects.

B. Rents and wayleaves

14.6 Normal annual receipts under these headings amount to only a few hundred pounds. However, in the past more substantial one-off fees have been received in connection with property developments adjacent to the Common. These exceptional receipts have been regarded as capital and have been invested.

C. Investment income

14.7 Income from the investments representing the capital fund, including the recent additions mentioned in B above, amounts to approximately £3,500 per annum.

D. Fees

14.8 A small amount of income comes from fees charged for the use of the area near the war memorial as a car park for weddings and events at the neighbouring schools and for filming on the Common.

E. Sale of Timber

14.9 In recent years it has not proved possible to sell timber from the Common.

Expenditure

14.10 It is the practice to obtain competitive tenders for all major work. Voluntary labour is used wherever possible.

15. EXTERNAL RELATIONS

15.1 Much of the value of Monken Hadley Common lies in its relationship to its environment. The Management Committee acknowledges the importance of ensuring that its management is in conformity with the strategic plans of the London Boroughs of Barnet and Enfield, plans for the Monken Hadley Conservation Area, and the Watling Chase Community Forest Plan (particularly as it applies to Forest Gateways).

15.2 Close co-operation is desired with the local community and this is particularly fostered through the Friends of Hadley Common. All local residents are invited to attend the Annual Meeting of Commoners. The Common is represented on the Monken Hadley and Wood Street Conservation Area Advisory Committee. Care is taken to ensure that nominations for the Management Committee include persons resident in all areas around the Common. Contact is maintained with local environmental and wildlife groups.

15.3 There is a need to inform all interested parties, including users of the Common, of all major works intended to be undertaken. Suggestions such parties may make on proposed changes or any ideas for improving the Common are welcome.

15.4 The Curators, aware of the financial pressures under which local government now operate, are very appreciative of the prompt response received from the London Borough of Barnet particularly as regards fly tipping, the re-installation of the barrier at the foot of Bakers Hill and the Highways Department on various issues. Despite the cessation of grants, it is hoped that we will be able to work ever closer with the Borough to preserve and improve the Common in order to ensure it remains a viable and valuable community asset.

APPENDIX 1: CONTACTS

Clerk (for all legal and administrative matters)

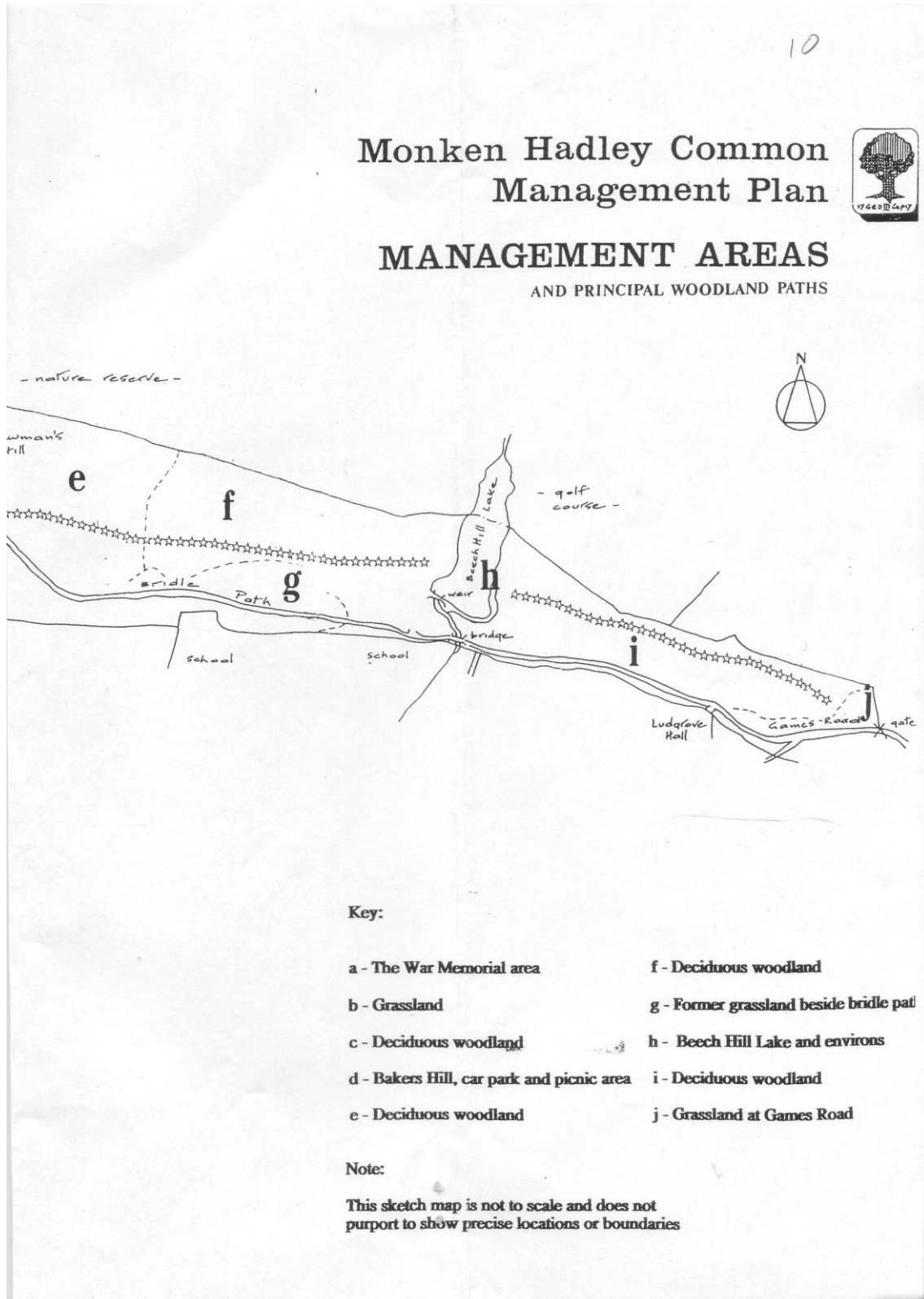
William Boyes williamboyes@btinternet.com

Curators (for all other queries, suggestions, problems and management issues)

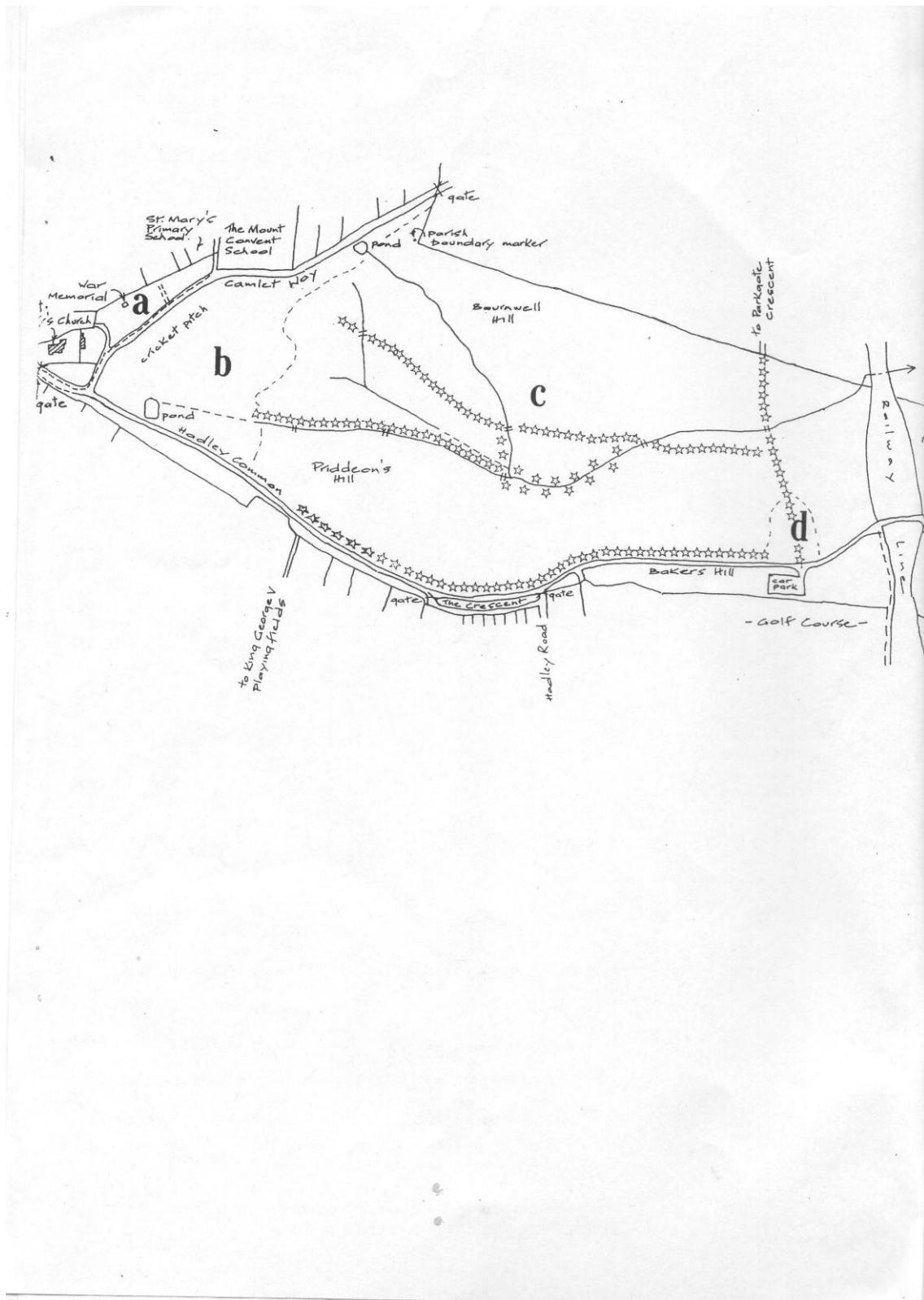
Roger Headey headey@talktalk.net

Peter Davies padavies_plan@yahoo.co.uk

Website www.monkenhadleycommon.net



APPENDIX 2 Map 1.



Map 2