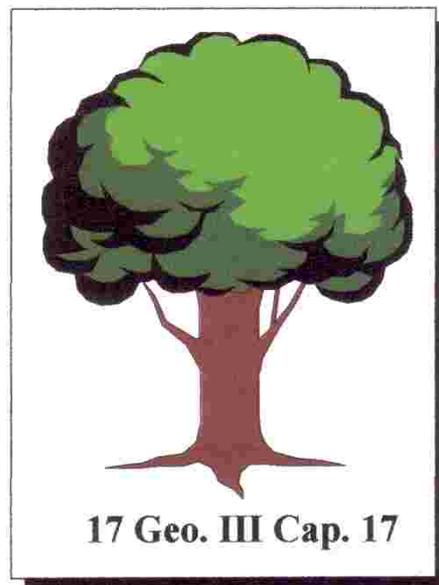


Monken Hadley Common



MANAGEMENT PLAN 2016/2017- 2021/2022

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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 sixth 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, 2016. 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 primary legal duty of the Trustees is to those Commoners who are owners in equity of the Common and other Commoners. However, the Trustees recognize the importance of the Common to other local residents and visitors; consequently, 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.

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

3. LOCATION

3.1 The site of the Common is a roughly wedge shaped tract of land of some 70 hectares (174 acres). About 2.5 kilometres (1½ 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 3).

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 but regulated under the Act 17 Geo.III Cap.17.

4. LAND TENURE

4.1 The legal title to the Common is held in trust by the two churchwardens for the time being of the church of Saint Mary the Virgin, Monken Hadley who form a statutory corporation aggregate named "The Churchwardens of the Parish Church of Monken Hadley in the County of Middlesex". The title was statutorily vested by the Enfield Chase Act 1777 (17 Geo. III Cap. 17).

4.2 The Common is beneficially owned in equity by the class of property owning Commoners as defined in the Section V of the Enfield Chase Act 1777, 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 Chase 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 Chase Act (17 Geo. III Cap. 17) the Royal Forest was 'dischased' on 1st January 1778 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 Chase, 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 its present size 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 this plan.

5.6 The history of Enfield Chase prior to dischisement on 1st. January 1778 is covered in "The Story of Enfield Chase" 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 Barnet's Local Plan (Core Strategy) September 2012 contains the current local planning policies for the Borough. The London Plan March 2015 sets out the strategic planning framework. Local Plan Policy CS5, which seeks to preserve and enhance conservation areas and areas of special character, and Policy CS7, which protects open spaces including Green Belt and sites of importance for nature conservation are of particular relevance. We will seek to ensure that these policies are fully and properly applied to protect the Common from inappropriate development of all kinds.

6.2 The Common lies within the Monken Hadley Conservation Area (for a detailed description of the Conservation Area see "The Monken Hadley Conservation Area Character Appraisal 2007", produced by the London Borough of Barnet).

6.3 In recognition of its significance as a habitat for flora and fauna, the western half of the Common is classified as a "Site of Nature Conservation Importance - Borough Importance – Grade I". (see Barnet Local Plan Core Strategy, map 11 and also "Nature Conservation in Barnet", page 54: published by the London Ecology Unit (Ecology Handbook 28) 1997).

6.4 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 the Conservation Area Character Appraisal).

6.5 A group of geologists from the London Geodiversity Partnership undertook a survey of the Common in 2015 with a view to recommending it being designated a "Locally Important Geological Site" (LIGS); an extract of their findings is set out below:

Along the length of Monken Hadley Common 4 different lithologies have been recognized but only 2 can readily be examined without excavating. Stanmore Gravel overlies London Clay at the west end of the common. It can be seen in small erosion exposures within a pit on the open area of the Common. There is a spring line at approximately the junction with the London Clay which has carved a deep gully. There is a question of why the gravel is not underlain by Claygate beds at this point (120-125m). At the east end of the Common the Claygate beds are shown between 85-95m and further west along the Stanmore Gravel Ridge around Arkley they are shown to underlie the gravel at about 125m.

At the east end of the Common the Junction of the London Clay and the Claygate beds is shown at c.85-90 m and above that the junction with the Dollis Hill Gravel, at c.95 m. Ponds at the low point and the stream 'cliffs' from the bottom pond (Jack's Lake) provide exposures of London Clay but exposures of the other lithologies are difficult to see. At the top of the hill the ground levels out and feels spongier Sponginess and pebbles encountered by digging suggest presence of Dollis Hill gravel. The Claygate/London Clay junction may be inferred by the break of slope. The bridge over the Pymmes Brook is made of contorted bricks implying the Claygate beds were exploited locally for brick making. All 3 of these lithologies are encountered in the adjacent Trent Park (LB Enfield).

Official designation as an LIGS it expected to be confirmed during 2016.

6.6 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.

6.7 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.

6.8 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 of historic or architectural merit (Grade II) (see Statutory Listed Buildings of Barnet, January 2010, produced by the London Borough of Barnet).

Volunteers repainting the Games Road gates



7. DESCRIPTION

7.1 Approximately 52 hectares (130 acres) 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 by the East Coast Main railway line, the two parts of the Common being linked by a bridge.

7.4 About 70% of Jack's Lake is within the Common and is currently leased to the Hadley Angling and Preservation Society (HAPS). The remainder is owned by the neighbouring Hadley Wood Golf Club.

The Common in Winter



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 (as it has been for over 150 years) and this area is also used for games and athletics by the two neighbouring schools ; angling takes place on Jack's Lake; and pedal cyclists and horse riders, as well as walkers, use the bridleway. Elsewhere, visitors come to walk, picnic or quietly enjoy the scenery.

Cricket at the west end of the Common



8.3 There is growing concern however about the increasing use of the Common for commercial dog walking, about which there have been a number of complaints. The lack of effective powers to control this activity is an issue which the Management Committee is seeking to address

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 Chase Act, subject however to the limitations imposed by the Rules and Orders made under that Act.

9.2 The Enfield Chase 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 governance of the Common is being reviewed by the Management Committee but any future changes are unlikely to affect the day-to-day running of the Common.

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. It should be noted that there are three areas within the boundary of the Common that the responsibilities for health and safety are with others;

- Jack's Lake and its surrounds excluding the weir are with HAPS
- two small areas either side of the bridleway east and west of the railway bridge which are owned by Network Rail.

	Objectives	Necessary Actions
1	Make safe dead or dangerous trees overhanging roads, the car park, bridleway and main paths, and neighbouring properties.	Dead or otherwise dangerous trees likely to fall or shed branches on the highway, car park, the bridleway, any of the other main footpaths, or onto neighbouring property are identified 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 sight line of drivers.
3	Remove dangerous refuse or hazardous waste	Regular inspections and clearance 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	Appropriate care is taken to ensure all tools are used safely.
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 does the website. The police are informed when there is a serious breach e.g. shooting, motorbike riding.

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 necessary 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
- Ensure registered unit CL43 is kept up to date

10.5 Many of these rights have fallen into disuse and the Common is, in practice, maintained for the benefit of the public.

C. Landscape Value

10.6 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	Ensure that the law prohibiting any buildings or other structures being placed on the Common is duly observed and that no hard surfaces are laid without the specific written permission of the Trustees.
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 maps in appendix 2).
5	Maintain broad open paths and glades in the woodland	Brambles and shrubbery that spread onto main paths will be removed and glades established/fostered where appropriate
6	Maintain and sustain the essential character of the woodland	see below (paragraph 10.7 and 10.9).

Extending the Picnic Area



Woodland Management

10.7 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.

- 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 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.

10.8 A Botanical Appraisal and Management Strategy produced by Brian Wurzell (an Ecological Consultant) in February 2010, has greatly improved the understanding of current conditions.

10.9 In 2015 Mr Simon Levy, an arboriculturist recommended by the Forestry Commission, was engaged to draft a **Woodland Management Plan**. Following public consultations, the revised plan was approved by the Management Committee in February 2016. The plan reflects the objectives set out above. It includes a number of initiatives (See Paragraph 13.12) to preserve and enhance the essential character of the woodland areas of the Common and will guide their management and maintenance over the next decade. The plan has been submitted to the Forestry Commission for its approval, following which grant aid will be sought for some of the proposed initiatives.

D. Rural Character

10.10 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 (in accordance with The Enfield Chase 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

10.11 The Common is rightly classified as a Site of Conservation Importance. Although 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, taking due account of the London Biodiversity Action Plan. 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 of the open area at the west end of the Common 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

10.12 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 (HAPS). Under the licence HAPS is required 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. Its games attract a number of spectators and this use of the Common therefore benefits not only the club 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. Horse riding 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 stint holders 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>

	Objectives	Necessary Actions
5	Seek to 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	No further action necessary
7	Permit schools adjacent to the Common to make use of specific areas for sports	Monken Hadley Junior School and St Martha's School are allowed to use the outfield of the cricket pitch for organised sports.

G. Encouragement of Educational Use

10.13 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.

10.14 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

10.15 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:

- Maintain the surface and width of the track to Jack's Lake in a suitable condition for wheelchair use
- Encourage Barnet Council to maintain the surface of the bridleway so that it is suitable 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

10.16 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
- Ensure accurate and complete registration under the Land Registration Act 1965 and The Commons Act 2006.

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 maps at the end of the document. 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 normally 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.

New Memorial Bench (near the War Memorial)



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 and includes an area of acid grassland. 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 mowing.
- 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 emptied, fully cleaned and de-silted in 2009. Invasive de-oxygenating weeds have also been periodically removed by the Volunteers and excess vegetation was removed by a mechanical digger in 2009. The pond will continue to 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.

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 (*Salix fragilis*) 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
- v. Ensure Barnet Council maintain the height barrier in good repair.

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, two gas mains (one redundant) cross under the Common from north to south; the woodland is again poorly drained further east.

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 better specimens 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 carried out
- ii. The screening to the south will be maintained
- iii. Grass to be cut as needs dictate.

h. Jack's Lake

11.11 The major part of Jack's Lake lies within the Common: the remainder is owned by Hadley Golf Club. The lake and its immediate surroundings are leased by The Trustees to the Hadley Angling and Preservation Society (HAPS). Under the terms of the current licence, which expires on 31st December 2022, HAPS are responsible for maintaining the banks and surrounds of the lake. However, responsibility for the maintenance and repair of the dam, weir and sluices lies with the Trustees.

11.12 The lake has an estimated capacity of approximately 21,000 cubic metres. This is below the current threshold of 25,000cu. m. for large raised reservoirs set by the Reservoirs Act 1975 above which regular safety inspections are required. However, in the interests of public safety the Management Committee has taken the view that it should maintain the lake as if it were a reservoir for the purposes of the Act. The provisions of the Flood and Water Management Act 2010, when fully implemented, may in future bring the lake within the scope of the Reservoirs Act.

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 and ensure that they are kept in good repair (An inspection of the lake was carried out by a qualified civil engineer in July 2014).

i. Games Road Wood

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

Management –
as in area c.

j. Games Road

11.14 Bordering the road is a small area of grassland with a small number of trees.

Management –

- i. Grass to be cut as needs dictate 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. The removal of brambles that were encroaching onto paths and grassland has been a particularly time-consuming task. Regular litter collection and clearance of ditches has continued. Progress with the thinning of holly was limited by the need to devote time to other tasks. However, it will be given a high priority during the implementation of the Woodland Management Plan.

12.3 The incidence of large scale fly-tipping has diminished considerably since the installation of the height barrier on Bakers Hill by the Council.

12.4 Proposed improvements -

Most of the projects listed in the last five-year plan were successfully completed and a number of additional works were undertaken. For a variety of reasons, in particular the need to give priority to routine management tasks, some projects were not progressed and others remain to be completed. Progress and achievements are summarised in the following table.

	Proposed Projects	Progress and achievements
A	<i>Year One - 2010/2011</i>	
1	Complete and launch the website:- www.monkenhadleycommon.net	Launched in 2010. A substantial amount of new historical information and links to other websites have been added since then.
2	Completion of the White Gates at Hadley Road and The Crescent	Completed in summer 2012. In 2013 repairs were carried out to the Hadley Road gate following damage caused by vehicles, and reflector discs were fitted to both sets of gates.
3	Replace further sections of the steel decking on the bridge over the weir	Work completed in 2011
4	Repair Jack's Lake weir	Repairs carried out June – August 2010.
5	Investigate and resolve drainage problem in area south of Hadley Common road, outside Dixon	Works undertaken prior to construction of new access drive to Highclere in 2013 appear to have resolved the problem.

	Proposed Projects	Progress and achievements
6	Repair/replace posts by Camlet Way pond	Repair work and repainting carried out in 2011.
7	Repair and re-hang pedestrian gate at Games Road	Completed. One of the gate post caps was also replaced and the whole gate assembly was repainted in 2014
8	Clear brambles on north side of Bakers Hill and east side of Camlet Way	Camlet Way – brambles were cut back in 2011. Baker’s Hill – brambles on north side at eastern end were substantially cut back in 2015.
9	Resurface the eastern end of the Bakers Hill car park	Repairs were carried out in 2013 and 2015 but filling potholes is a recurring task.
10	Shrubbery – protect existing and plant new shrubs to provide nesting sites.	Some shrub planting undertaken in 2010.
11	Establish links with the new Jewish Community School (JCoSS) and check that screen planting along the boundary with the Common has been carried out	In 2010 –11 the Curators had a meeting with the Headteacher and showed staff around the Common. Screen planting on JCoSS site had been carried out.
12	Prepare and issue a safety instruction sheet for the volunteers	Done
B	<i>Year Two - 2011/2012</i>	
1	In liaison with Barnet Council, ensure renovation and repair of masonry arch bridge over Pymmes Brook and adjoining abutment walls	Repairs carried out by the Council’s contractors in summer 2013
2	Alter alignment of fencing of Church House garden fence to improve parking and circulation.	Work had been carried out prior to 2010.
3	Improve area between Bakers Hill car park and railway line.	Decision taken to leave as is.
4	Prepare map of major paths.	Maps produced in 2010.
5	Deepen ditch and install “sleeper” bridge at Arundel Road entrance.	Work carried out by Volunteers in early 2011.
6	Re-install wooden fence (cycle barrier) on bridleway near Northfield Road entrance and review nearby fencing.	Remains outstanding. Discussions with Council officers in 2011 proved fruitless.
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.	Decision taken not to erect a barrier. Instead two “No Parking” notices were attached to lighting columns in 2012 (seemingly effective).

	Proposed Projects	Progress and achievements
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.	Several articles have been written for the Hadley Wood News. The draft Woodland Management Plan was the subject of local publicity and consultation in December 2015/January 2016.
9	Complete survey of wayleaves and leases and take appropriate action.	See below
10	Register the Common’s title at the Land Registry	Completed in 2015
C	<i>Years Three to Five – 2013/2016</i>	
1	Complete survey and register of wayleaves and rents.	Schedule of Rents and Wayleaves was completed in 2015.
2	Enter into new wayleave agreements where appropriate	New agreements were completed with National Grid Gas and Openreach BT in 2015.
3	Restore or replace notice boards	All 6 notice boards were replaced in 2013 -14 with the aid of sponsorship from various sources.
4	Resurface path to hut at Church House	Some repairs were undertaken in 2014 but the lane is in poor condition and thorough-going resurfacing is scheduled for spring 2016.
5	Restore the cattle pound	No action taken.
6	Complete the archiving of records and documents	The Management Committee has established a sub-committee to undertake this. The work is not yet completed.
7	Prepare detailed Woodland Management Plan	Plan was approved by the Management Committee in February 2016 and submitted to the Forestry Commission
8	Re-fix/replace worn out bollards around Bakers Hill car park and along Games Road.	Remains outstanding. The Friends have agreed to part-fund the project and financial contributions are also being sought from local residents.
9	In liaison with Barnet Council, ensure that the bridleway, is maintained to a satisfactory standard and surface erosion is controlled.	Remains outstanding. Efforts to get the Council to improve drainage have proved fruitless.

<i>Additional works undertaken</i>	
1	Wire mesh was attached to all the wooden bridges in early 2013 for safety reasons and several bridges were repaired /replaced.
2	Wooden bollards were installed on north side of Bakers Hill in 2013 to prevent vehicular access to the Picnic Area and woods. This followed an incident when a sports utility vehicle was driven across the ditch, causing significant damage.
3	Some 10 new benches were installed over the plan period; some donated in memory of loved ones, and others sponsored by The Friends and HAPS.
4	A new gravel path was laid beside Hadley Common road in the autumn of 2015, paid for by The Friends.
5	White gates – In addition to the repairs undertaken at Games Road, Hadley Road and The Crescent, “caps” were fitted to the Camlet Way gate posts.
6	A padlocked height barrier was installed on Bakers Hill by Barnet Council in 2011 to prevent fly-tipping from large vehicles.
7	The Crescent “island” fronting Hadley Common road:- overhanging trees and vegetation were cut back in 2013.
8	Hadley Common road –brambles and poor quality saplings have been cleared to open up views into the woods
9	A stepped access from Tudor Golf course was constructed by the Volunteers in Spring 2013.
10	Several of the paths around Jack’s Lake were repaired by HAPS in 2013
11	The south side of Bakers Hill has been cleared of shrubbery/brambles and the picnic area has been opened up from the road and brambles cleared on the eastern side in 2015 with help from The Harington Trust

13. PROGRAMME OF WORKS

(1) 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.

- The cricket pitch is maintained by Monken Hadley Cricket Club.
- The grass on either side of Jack's Lake is maintained by the Hadley Angling and Preservation Society.
- 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 except where specified in the Woodland Management Plan, in (3) below. Where feasible, these tasks will be undertaken by the Volunteer Group. The Common faces major threats to its woodland from various tree diseases including Ash Dieback and Oak Processionary Moth; these will have to be addressed on a reactive basis in line with expert advice.

D. Reduction of invasive species

13.4 The main culprits are holly, bamboo, laurel and more recently Yellow Archangel and Himalayan Balsam. Work will continue to be carried out by the Volunteers on their control.

E. Protection of grassland from invasive brambles and scrub

13.5 The Volunteers will continue to clear brambles and tree seedlings/saplings from the grasslands.

F. 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 the Volunteers.

G. 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.

H. Maintenance of notice boards

13.8 Periodic cleaning and removal of graffiti will be needed.

I. Surface of Car Park

13.9 Periodic repairs will be required.

J. Pond Maintenance

13.10 The pond opposite “Gladsmuir” will require regular attention to remove excess vegetation, specifically Parrot Feather and New Zealand Pygmy Weed. Allocated funding provided by The Hadley Trust is available for this. A project to improve certain small woodland ponds is included in the list of tasks below.

K. Bridleway

13.11 To meet the objective 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 fact that the Council has a legal responsibility for maintaining the surface of the bridleway and given the status of this path as a section of the London Outer Orbital Path (LOOP), we will continue to press the Council to fulfil its legal obligations.

(2) Projects & 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.

1. Implementation of the Woodland Management Plan (WMP)

More detail is contained in the Management Strategy Section of the WMP but the main projects are -

- Ash and oak are two species that dominate much of the woodland on the Common. Both are proving susceptible to diseases that are currently spreading across the country. Consequently, where replanting becomes desirable or necessary, absolute priority will be given to planting species that have so far proved resilient to disease.
- Clear holly, free ancient and other healthy, established trees from competition and create larger area of open woodland/wood pasture in selected areas.
- Create a ride at the eastern end of the Common and extend the existing ride in the West Wood. (A “ride” is a wide path. Although rides were historically associated with horse riding, the woodland rides on the Common are for walkers only).
- Reduce the impact of holly and bramble in selected areas and other invasive species.
- Thin dense stands of younger trees to create quality stands, eliminate dense thickets of sycamore and ash saplings and investigate planting disease-resistant elm.
- Maintain and improve selected ponds and their settings.

2. Repair the Weir and Embankment at Jack’s Lake

The work will be based on the recommendations of the Engineer appointed to carry out an inspection in 2014 (contained in the Report on a Dam Safety Inspection of Beech Hill Lake by Ian Charles Carter, August 2014). The aim is to carry out the necessary work over the period 2016/17 – 2017/18.

3. Improve drainage and reduce erosion on the Bridle Path

If it proves impossible to get a commitment from the Council to carry out the necessary work the Curators will seek other sources of advice, assistance and funding to ensure that the task is completed before the end of 2017/18.

4. Replace Dragon's Teeth

Over the five year period worn out and damaged wooden posts ("dragon's teeth") will be replaced, initially at Games Road.

5. Complete the archiving of Documents

The aim is to complete this by the early 2017

6. Complete the Review of Governance

The Management Committee aims to complete its review during 2016/17.

7. Take action to improve the Control of Dogs and, in particular, to regulate the use of the Common by Commercial Dog Walkers

8. Repair/ replace the brick bridges over the main stream in the West Wood (aka "The Danube"). Those bridges that are in a poor condition will be replaced with wooden bridges.

9. Reconstruct the historic Cattle Pound (Hadley Common road) subject to felled wood being available from the Common. The work will be undertaken by the Volunteers. The timescale will depend on other work priorities but the aim is to complete the project by 2019/20.

14. FINANCE

14.1 The Management 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 ceased making annual grants for the maintenance of the Common in 1996. It is hoped that this policy will be reversed in the future.

14.4 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. Apart from proposed funding from the Forestry Commission, the Curators are planning to continue working with The Harington Trust for whom further funding may be available for work on the Common.

B. Rents and wayleaves

14.5 Annual receipts from rents and wayleaves normally amount to a few hundred pounds. However, following lengthy negotiations substantial one-off fees were obtained from utility companies during 2015. These exceptional receipts have been regarded as capital and are available for investment.

C. Investment income

14.6 Some income is received from the investments in the capital fund.

D. Fees

14.7 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 Church House or at the neighbouring schools. Fees are also occasionally obtained for filming on the Common.

E. Sale of Timber

14.8 In recent years it has not proved possible to sell timber from the Common. However, the feasibility of selling surplus timber arising from the implementation of the WMP or the felling of dead/diseased trees will be investigated.

Expenditure

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

15. EXTERNAL RELATIONS

15.1 The Management Committee strives to work with the London Boroughs of Barnet and Enfield and other statutory bodies to ensure that policies to preserve and enhance conservation areas, to safeguard areas of nature conservation importance, to promote biodiversity and to protect the Green Belt are firmly upheld.

15.2 Close co-operation is desired with the local community and this is particularly fostered through the Friends of Hadley Common. Local residents are invited to attend the Annual Meeting of Commoners. We seek to ensure that nominations for the Management Committee include persons resident in all areas around the Common. Relationships are developed with local groups - environmental, wildlife and community - as appropriate.

15.3 Interested parties, including users of the Common, are informed of all major works intended to be undertaken. Suggestions from the public and such parties 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 operates, are very appreciative of the response received from the London Borough of Barnet on matters that include fly-tipping, the repair of the bridge over Pymmes Brook and installation of the height restriction barrier on Bakers Hill.

15.5 It is recognised that over the period of this management plan it is unlikely that the Council will be able to provide direct financial assistance toward the upkeep of the Common. However, it is hoped that in carrying out its statutory duties the Council will continue to support the Curators and Management Committee in their efforts to preserve and improve the Common. In particular, the Committee would welcome the Borough's assistance in introducing more effective dog control measures and would urge the Council to play a more active role in the maintenance of the bridle path and re-instatement of the cycle barrier and pedestrian gate.

APPENDIX 1: CONTACTS

Clerk (for all legal and administrative matters)
clerk@monkenhadleycommon.net

William Boyes williamboyes@btinternet.com

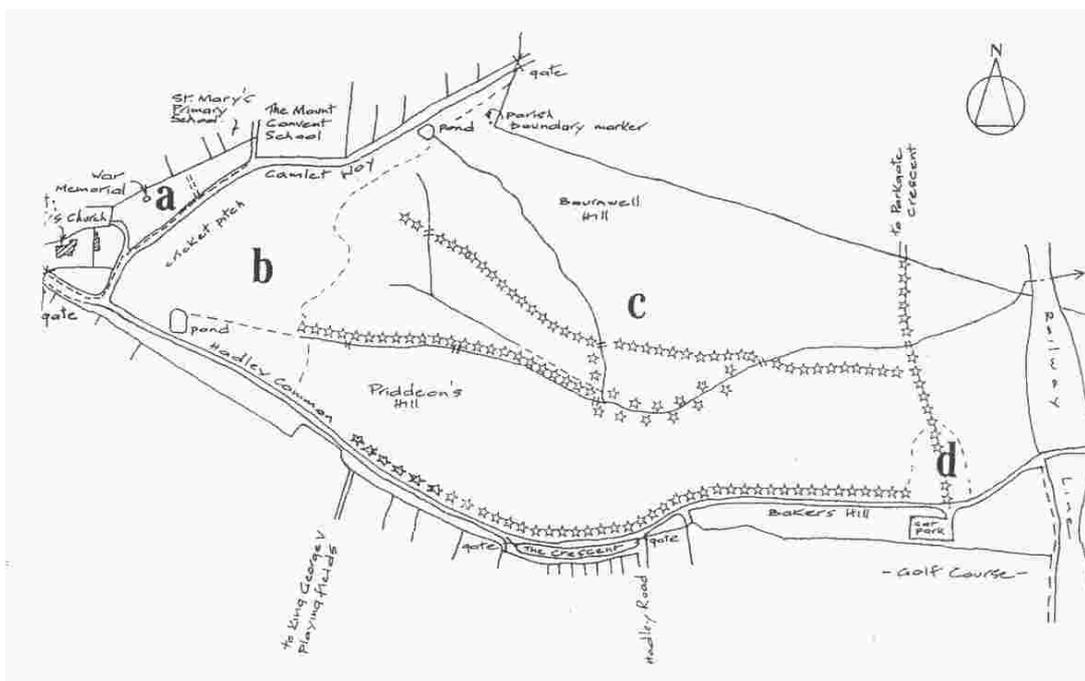
Curators (for all other queries, suggestions, problems and management issues)
curator@monkenhadleycommon.net
Tel: 0701 424 6096

Roger Headey rogerheadey@hotmail.co.uk
Peter Davies davies.peterad@gmail.com

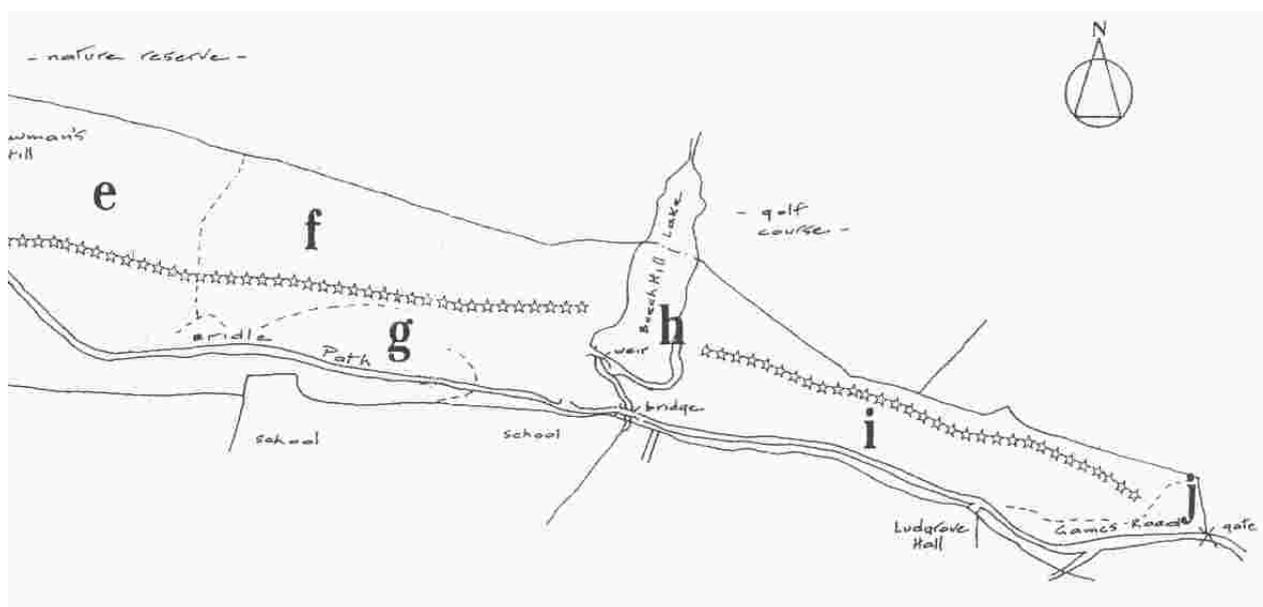
Website www.monkenhadleycommon.net

APPENDIX 2: Monken Hadley Common Management Areas

Map 1



Map 2



Key:

a - The War Memorial Area

b - Grassland

c - Deciduous Woodland

d - Baker's Hill, car park and picnic area

e - Deciduous Woodland

f - Deciduous Woodland

g - Former grassland beside bridle path

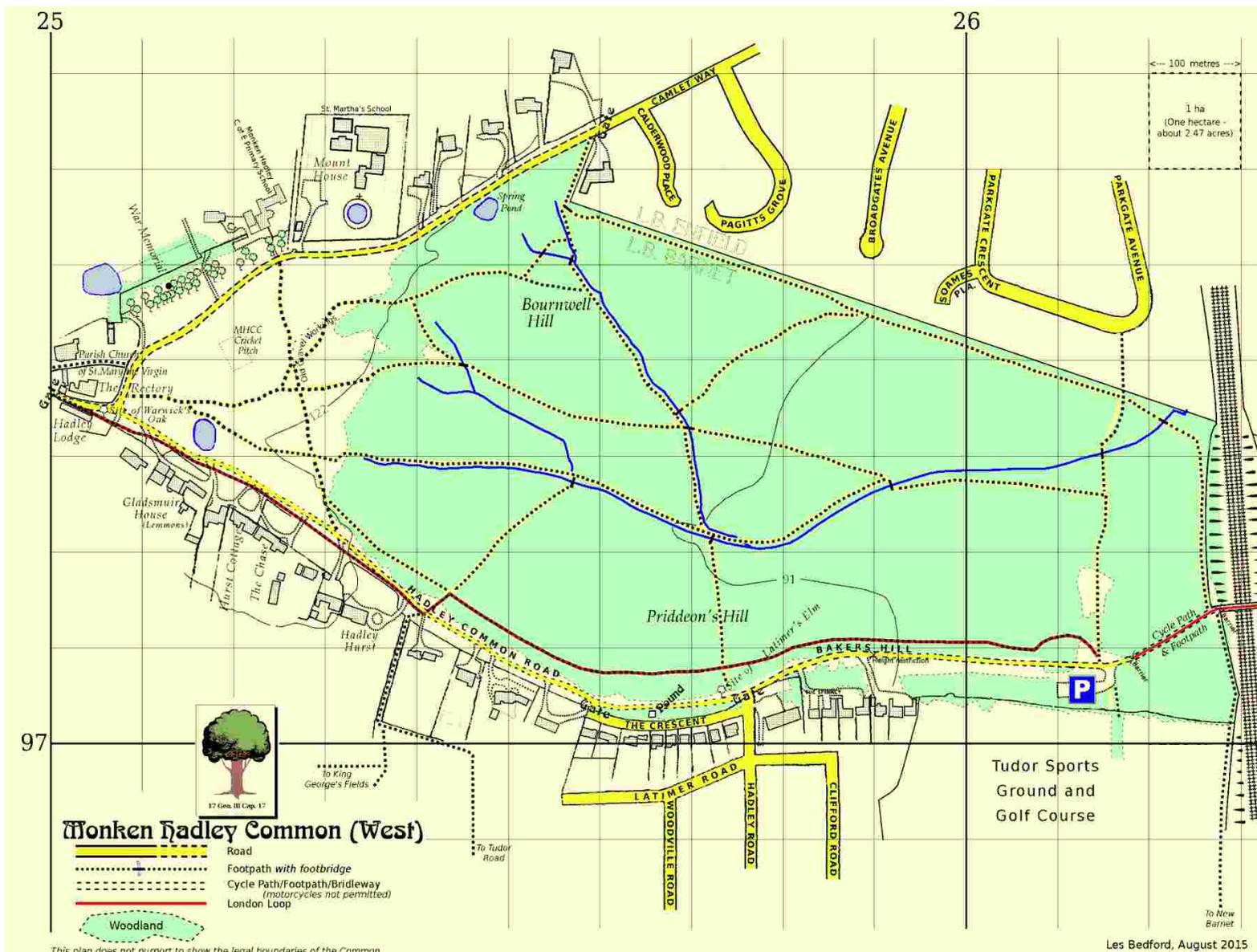
i - Jack's Lake and environs

j - Deciduous Woodland

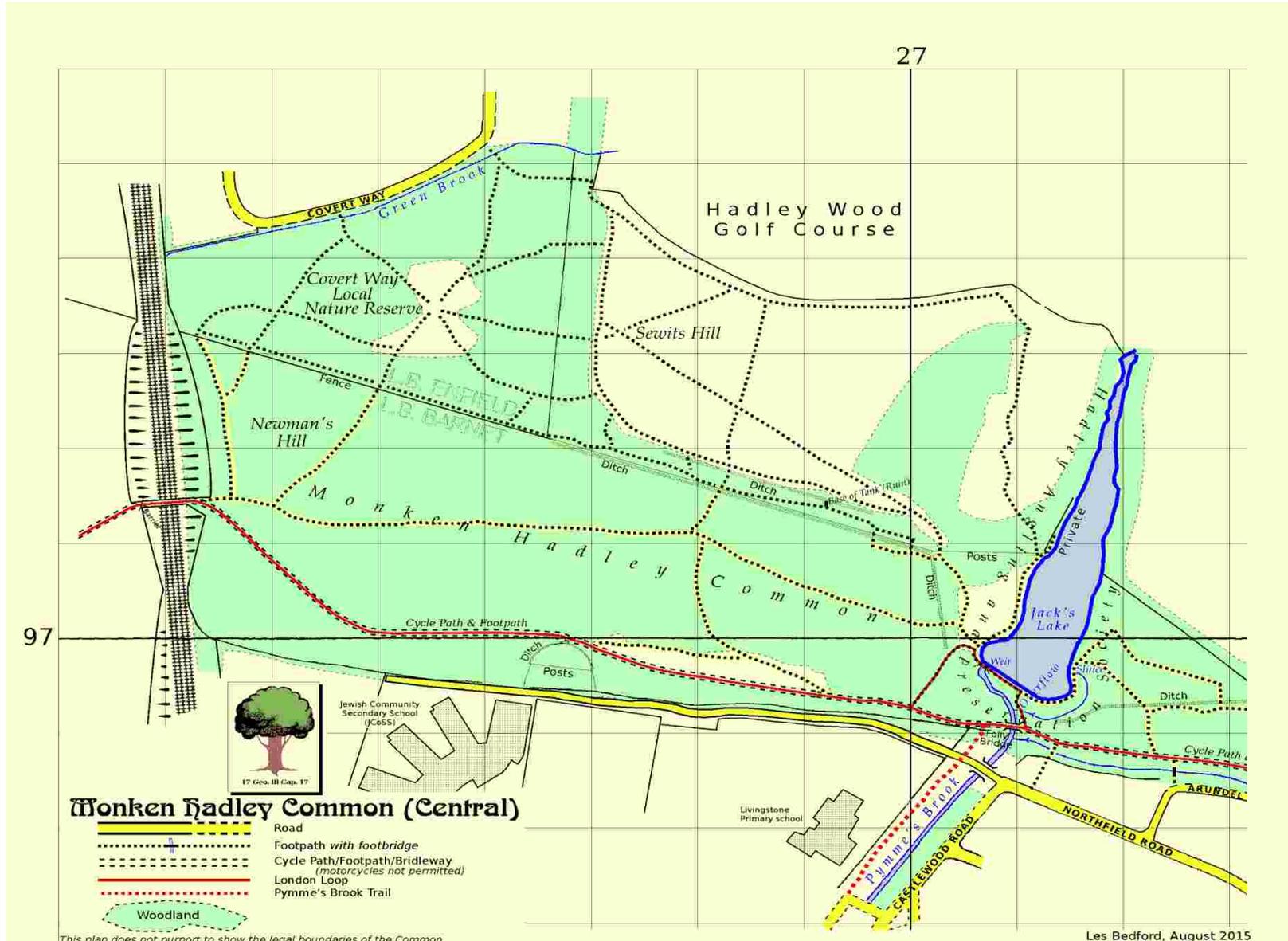
k - Grassland at Games Road

Note: These sketch maps are not to scale, and do not purport to show precise locations or boundaries

APPENDIX 3: Maps of Major Features and Main Paths – Map 1 West



APPENDIX 3: Maps of Major Features and Main Paths – Map 2 Central



This plan does not purport to show the legal boundaries of the Common

Maps of Major Features and Main Paths – Map 3 East

