

# PISHIOBURY PARK

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**Parkland Conservation Masterplan**

Chris Burnett Associates

**Final report 28 11 25**



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## 1.0 Introduction

1.1 Pishiobury Park is situated at Sawbridgeworth, Hertfordshire. The 28.3 ha (70 acres) that are owned and managed by East Hertfordshire District Council (EHDC) are the remnant of a much larger landscape park that has existed in some form since medieval times. It is registered as a Grade II Park and Garden and is included in the *Register of Historic Parks and Gardens* LEN 100217. The park still preserves numerous design features of considerable interest including open parkland with scattered trees, roundels, perimeter plantations and two tree lined avenues (Lime Avenue and Oak Walk). These are recorded on **Fig 1.1 Location Plan**.

1.2 In addition, part of the park is designated as a Scheduled Monument (LEN 1016411) due to the presence of a rare Neolithic Causewayed Enclosure. It has also been designated recently as a Local Nature Reserve (LNR) in recognition of its ecological value. Habitats present include species rich grassland, mixed broadleaved and wet woodland, damp flood meadows, and a natural spring. It is currently under a Higher-Level Stewardship agreement (HLS) number AG00645152

1.3 The town of Sawbridgeworth which lies c.0.7km to the north of the site is centred around the historic Medieval core of a likely planned 13th century town. The extent of the Medieval town layout and the area leading from the town centre to the River Stort are protected under Sawbridgeworth Conservation Area by EHDC and comprises over 100 Statutory Listed Buildings. The area was designated as such in 1968 and offers substantial protection to listed buildings and heritage assets. Whilst the park itself does not lie within the extent defined under the Conservation Area, the locality of the park when considering its association with the town is significant.

1.4 In terms of EHDC's Parks and Open Space Strategy, Pishiobury Park is identified as an important component:

*'Early intervention by the Council to invest in a Historical Landscape Character Assessment of the park, informed the first greenspace action plan. Support from local people consulted through developing the plan resulted in the dedicated and committed Friends of Pishiobury Park working with us to achieve some important improvements: Reforming woodland to achieve visible enclosure of the landscape; Restoration of the English landscape (created in the 18th century); Creation of ponds; Return of supporting rare grazing, breed livestock and a diverse grassland habitat; Archaeological exploration of*

*the park's history; annual events; repurposing of the Osier beds ; boardwalks to discover hidden areas and to cross wet areas in the winter; Local Nature Reserve status and a protected historical landscape emphasised the need to conserve and develop the park's biodiversity and fascinating history<sup>1</sup>*

### **Background and brief**

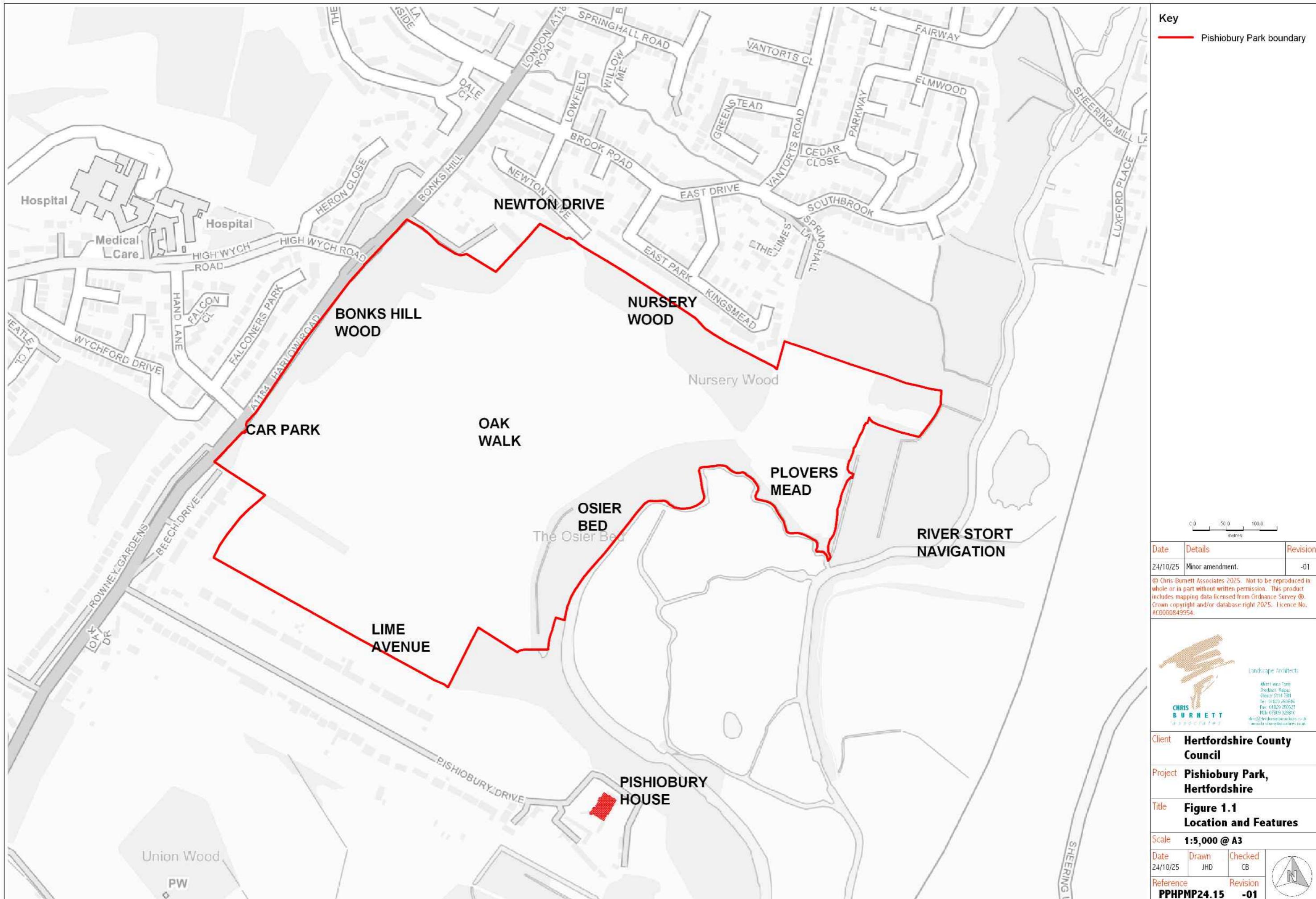
1.5 Chris Burnett Associates (CBA) was commissioned in February 2025 to prepare a Parkland Conservation Masterplan for Pishiobury Park. The Parkland Masterplan seeks to inform the operational management across the park and includes survey topics such as trees and woodland, access and visitors, ecology and habitats, archaeology and an understanding of how the park has developed over time. It will set out the under-pinning principles for implementing the management approach in terms of future planting and ongoing management of the parkland and its assets and act as a foundation for any future application to the Higher Tier Countryside Stewardship scheme.

### **Consultant Team and Acknowledgements**

1.6 *The team who compiled this report consisted of Chris Burnett, Landscape Architect, Project Manager and Report Editor, and Janette Ray, Landscape Historian and Adrian Spray and Jess Arthur of Community First Partnership. We would also like to acknowledge the generous assistance of the Friends of Pishiobury Park, Colin Frydrych and Bob Reed in particular and assistance from members of East Hertfordshire District Council and Hertfordshire County Council's Countryside Management Service.*

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<sup>1</sup> East Hertfordshire Council Parks and Open Spaces Strategy 2022 to 2027





## 2.0 Landscape character, geology and soils

### Landscape character

2.1 The character of the park at present is defined by the woodland and trees that surround it on all sides and the undulating nature of its topography. On entering the park from the car park on Harlow Road the land slopes down to a ditch which runs, broadly in south westerly / north easterly direction. The land rises up beyond it to form an intermediate ridgeline upon which Oak Walk runs. Beyond that the land slopes down again towards the Osier bed and the floodplain of the River Stort and its navigation. The character of the park can therefore be separated into two halves, a west park and an east park defined by topography, enclosed by woodland and unified by a managed, grass sward, all derived from its underlying geology

### Geology

2.2 The underlying geology of the park is recorded on **Fig 2.1** and by The British Geological Survey GeoIndex<sup>2</sup> This records: *the underlying bedrock geology as Thanet Formation and Lambeth Group (clay, silt and sand). In the east of the park, the channel of the River Stort has exposed Lewes Nodular Chalk and Seaford Chalk formations (BGS, 2023).* 2.5.2. *The undulating nature of the site with a floodplain along the eastern side of the park results in mixed superficial geological deposits. The predominant superficial geology of the site is Lowestoft Formation (diamicton). From the northeast corner of the site through the centre and along the Stort edge are Head deposits with alluvium, and at the eastern corner of the site there are river terrace deposits (BGS 2023).* 2.5.3. *The data is at relatively low resolution and does not provide site specific data. A number of boreholes were recorded along the northern boundary of the site and along the Stort floodplain which identified glacial clays overlying gravels (BGS, 2023)*

2.3 The following extract has been referenced from an eco-audit of Sawbridgeworth Parish by Bob Reed<sup>3</sup>:

*'The soils (defined on Fig 2.2) and geology of the parish reflect the fact that both during, and at the end of the last Ice Age, our parish area was at the very forefront of the furthest ice advance. Glaciers advanced no further than Epping Upland where the furthest point that the melting ice reached, is marked by a terminal moraine. There is another terminal moraine forming an East-West ridge under the High in Harlow New Town. At one time or another the area would either have been covered by many metres of ice or*

<sup>2</sup> British Geology Society Geoindex 2023

<sup>3</sup> An eco-audit of Sawbridgeworth Parish, Herts by Bob Reed 2021

*been subject to torrential floods and streams as the ice melted. At other times it would have very much resembled tundra conditions with perpetual freeze and thaw for many centuries. This process leads to downhill creep and slumping of deposits which are given the name Head. The overall result is that the higher ground on either side of the Stort Valley consists mostly of Great Chalky Boulder Clay which is thought to have been deposited when the ice melted suddenly and deposited its load of stones, rocks and clay derived by glaciers from either the North, Northwest or North-east. Further down the valley sides there are deposits of sands and gravels which are thought to have been derived from washing and reworking of the boulder clay. In some places there are thick deposits of glacial sands whose origin is uncertain and it is quite possible that they could have been laid down at a time when all the water was as ice but cold winds blew the sands about resulting in a 'loess' deposit as found in other areas of the world today. The floor of the Stort Valley comprises mostly recent alluvium, being peat and alluvial clay overlying gravels. It is known that there is a deep North- South sunken channel in the floor of the Stort Valley which is full of 'running silts' derived from the Chalk and Cambridge Greensand.'*



Fig 2.1 Solid geology of Pishiobury park



Fig 2.2 Surface geology of Pishiobury park

## Soils

2.4 The following soil types are recorded on Fig 2.2 below<sup>4</sup>

- 1) Freely draining slightly acid loamy soils
- 2) Loamey and clayey floodplain soils with naturally high ground water
- 3) Lime rich loamey and clayey soils with impeded drainage

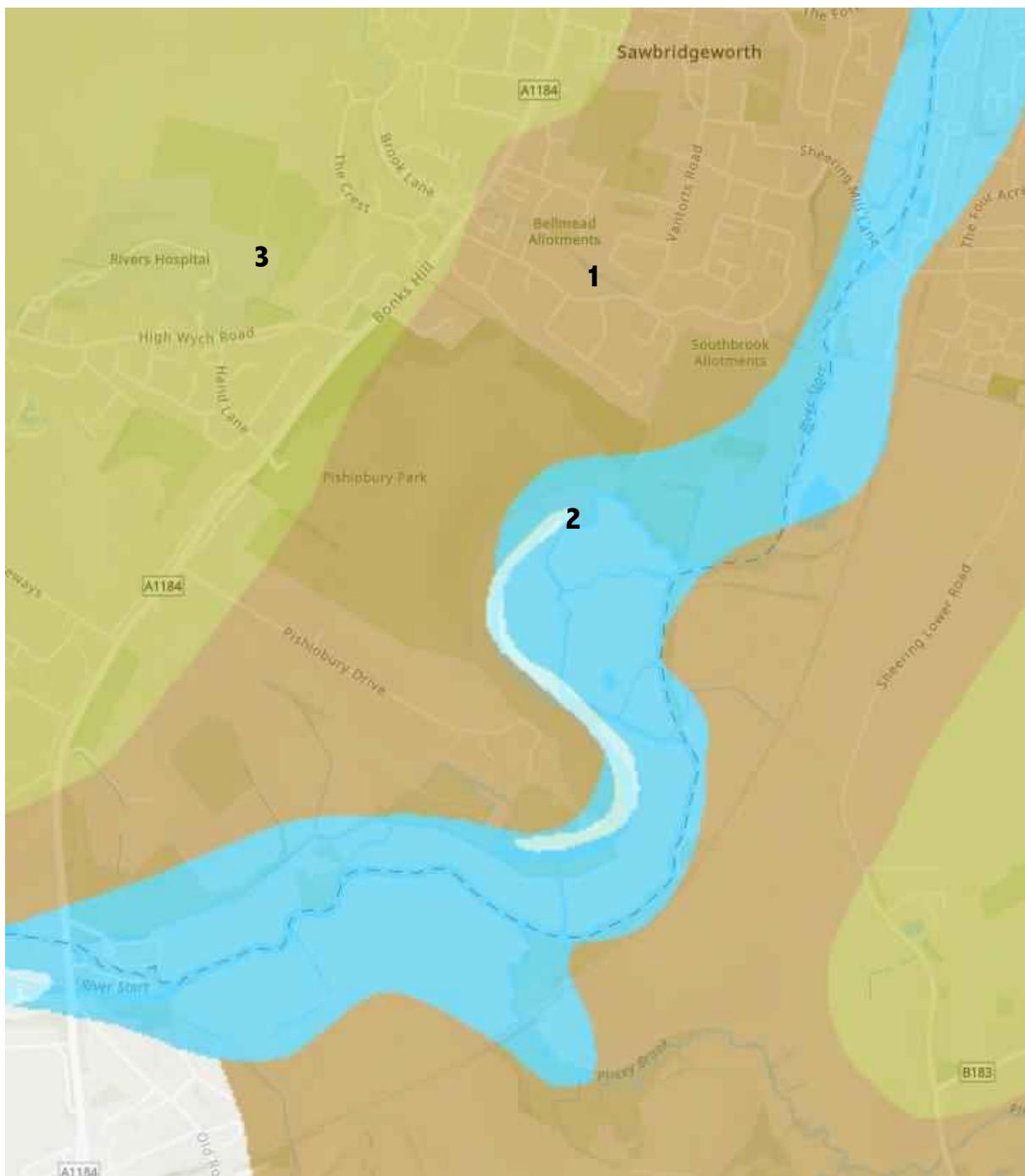
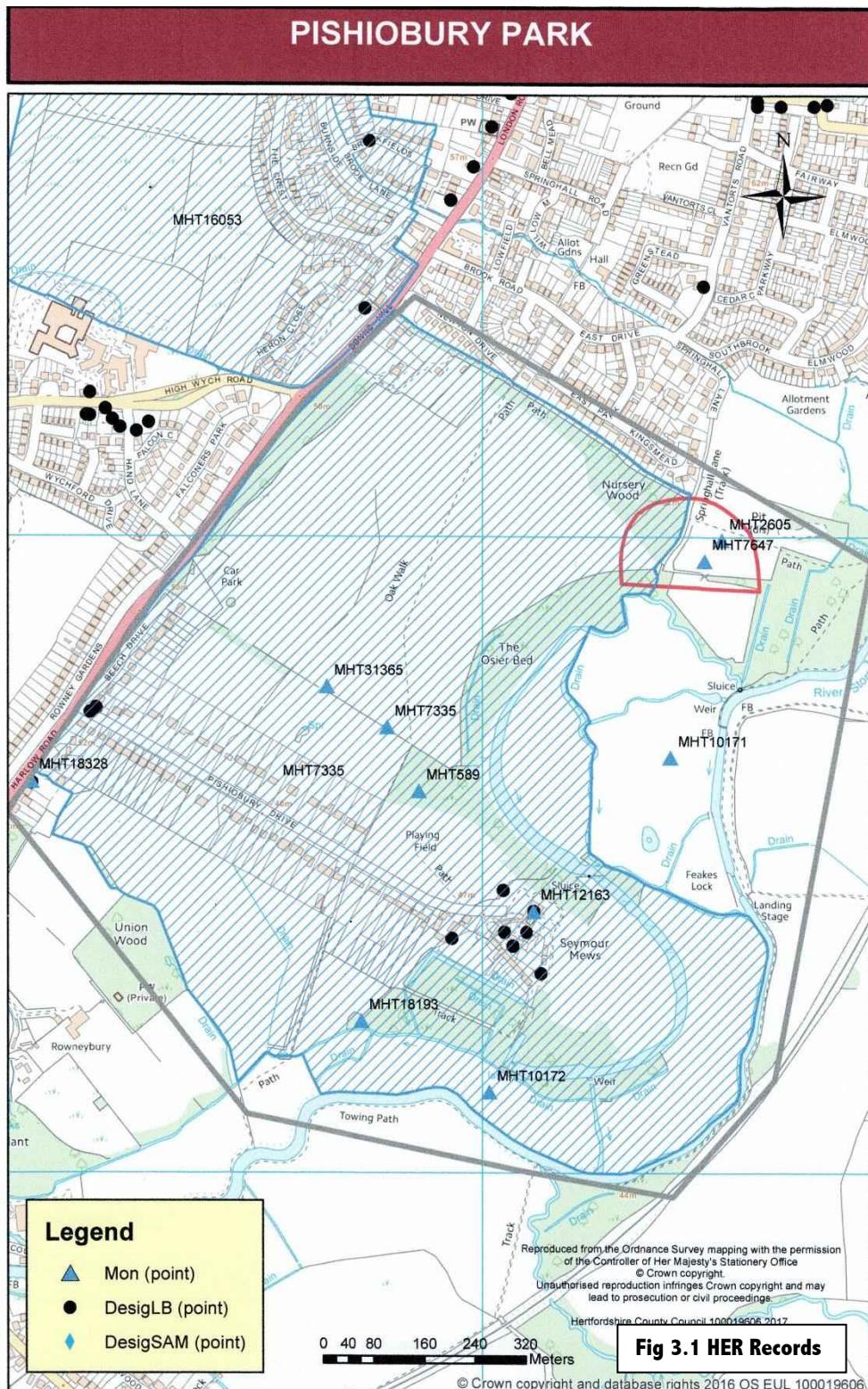


Fig 2.3 Soils of Pishiobury park

<sup>4</sup> Soilscapes map England and Wales Cranfield University

## 3.0 Archaeology

3.1 Pishiobury is a site which has long been occupied and remnant ditches and crop marks that indicate activity from the Neolithic to the Roman period. A causewayed enclosure at Springhall Lane, [016411] in the north east corner of the park from Neolithic times is now a Scheduled monument. Various HER finds have also been recorded in the park see **Fig 3.1 HER records** below. These are referred to in the subsequent text.



3.2 The archaeology of the park has been accurately recorded in a report by LP Archaeology in 2023<sup>5</sup> and relevant extracts have been reproduced below to avoid unnecessary duplication:

## **PREHISTORIC**

3.3 *'Limited in situ evidence of Palaeolithic and Mesolithic activity is present across Hertfordshire, with most present in the form of isolated findspots likely a result of glacial redeposition and many of which are found in river terrace deposits.'*

*The earliest evidence for activity at the site dates to the Neolithic period. Whilst DOC REF: LP3102E-AER-v1.1 there is similarly limited evidence for activity from this period across the county, surviving cropmarks of a Neolithic monument are present within the site boundary. The Springhall Lane Causewayed Enclosure is a Scheduled Monument (NHLE1016411)(MHT2605) and is located close to the northeastern site boundary. There are few surviving examples of causewayed enclosures across the region. Though no bank earthworks remain, aerial photographs from the 1960s show cropmarks of three concentric segmented ditches, descending the slope in a curve in a southeasterly direction (SMALL, 1997). The results of the geophysical survey undertaken in 2020 clearly show the three concentric segmented curvilinear ditches identified from the aerial photography, and furthermore identified the western continuation of the ditches and full extent of the enclosure which had only been postulated previously.*

*Cropmarks c.50m long located to the south of, but aligned with, the ditches of the causewayed enclosure are recorded in the HER (MHT7647). Parallel ditches identified to the west of the site near Rowney Wood have been interpreted as a possible truncated cursus though it lies within the former landscape gardens of Pishiobury House and therefore may be a Post Medieval feature of the parkland prior to landscaping of the park in the late 18th century (MHT10173).*

*The HER data shows further evidence of possible Neolithic activity in the vicinity. The findspot of a Neolithic flint axe (MHT589) is recorded within the southern site boundary though its precise location is unrecorded and may be the same as a Neolithic axe recovered (MHT2127) which resides at Hertford*

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<sup>5</sup> Permission for use of this material has been provided by MOLA who have now incorporated LP Archaeology in their company.

*Museum. Features of probable Neolithic date were recorded in 1936 at Rowney Gardens to the west of the park boundary and produced pottery, flint scrapers and flakes and bone points (MHT 588).*

*The Stort Valley is a known favourable landscape for Prehistoric settlement with examples north of Harlow c.3.5km west of the site and at Thorley 3.5km north of the site (HEADIFEN 2021). Bronze Age and Iron Age activity is evidenced in the vicinity of the site to the west in the form of pottery, animal bone and iron objects recovered from hearths and ditches excavated during development at Rowney Gardens in 1935-7 (MHT2795). DOC REF: LP3102E-AER-v1.1 ROMAN*

*Similarly, the Stort Valley was considered favourable for habitation throughout the Roman period.*

*Roman settlement and industrial activity is recorded at Holbrook's in Harlow c. 1.4km southeast of the site (MEX13174)(MEX13113) (MEX1038920) and a Roman temple site with pre-Roman origins, which has been extensively excavated is located c. 1.9km southeast of the site (NHLE1002182). The name Pishiobury may have its origins associated with 'Piso', a Roman captain who is said to have resided in the area (CHAUNCY, 1826) (THE LANDSCAPE AGENCY 2005).*

*Roman funerary remains have been recorded c.670m southwest of the site boundary from Rowneybury House in 1898 comprising cinerary urns containing cremated material and with associated Samian ware (MHT1688). A late Roman cemetery comprising 24 burials along with pottery remains and a coin of Constantius II was recorded at Rowney Gardens in 1935-7 indicative of a settlement in the vicinity (MHT2796)(SEDDON AND BRYANT, 1999).*

*A partial inhumation was recovered during road construction in 1994 in which a small shard of Roman pottery and lava quern were recovered to the west of the site in the vicinity of the aptly named road of 'Roman Rise' (MHT9074) and Roman coins have been recovered to the south of Redicks Lane (MHT6491). EARLY MEDIEVAL By the time of the Domesday Survey Sawbridgeworth had a sizeable settlement and is named in Domesday as 'Sabrixteworde' (DOMESDAY ONLINE, 2023). The settlement's location in terms of both land and river along important trade routes to London helped established and develop important industries for commerce. The manor of Sawbridgeworth was one of the largest in the county, the size comparable to the whole of the present parish (BEAMS 2014).*

*Despite the documentary evidence suggesting that there was a large, settled population in the area by the time of the Domesday survey, there has been little to no excavated evidence to support this to date. A Saxon iron arrowhead is listed in the HER is believed to have been found in Pishiobury Park though DOC REF: LP3102E-AER-v1.1 the its exact location of recovery is unrecorded (MHT6533).*

*2.7.12. St Mary's Church (NHLE1308248) located toward the eastern side of the town on the crest of a hill sloping down to the river, to the north of Pishiobury Park, is stylistically dated to the 13th century but may have earlier, possibly Saxon origins (PAGE, 1908). MEDIEVAL*

*Sawbridgeworth developed into a substantial settlement around a planned Medieval town core on a crossroads, during the 13th century, with the layout of the town still evident today from the positioning of 'burgage plots' perpendicular to the streets, comparable to the layout of Medieval Saffron Walden in Essex which is known to have been planned in the 1230s (SEDDON AND BRYANT, 1999). The town layout is preserved today as Sawbridgeworth Conservation Area and has over 100 Statutory Listed Buildings, many of which are timber framed and date to the Medieval and Post Medieval periods.*

*Sawbridgeworth was an important commercial settlement during the Medieval period. The market sold local agricultural produce, particularly saffron which was later replaced by corn as the main crop prior to the 15th century as the upland clays of the area was favourable for the growth of crops. St Mary's Church was enlarged in the early 14th century with the addition of north and south aisles and the south-east chapel (SEDDON AND BRYANT, 1999).*

*It was around this time that the terms Pishio and Pishiobury became associated with Sawbridgeworth. The original Pishio Park was located c.3.6km to the west of the current park first recorded in 1294 and belonged to the de Say family, the owners of the manor of Pishiobury, which expanded throughout the Post Medieval period to become Gilston Park (PAGE 1908). The park was a Medieval deer hunting park and was described as well wooded with game and deer (ROWE 2009).*

*The Manor of Pishiobury was acquired by the de Lisle family in the 1310 and then granted to the Scrope family in 1393, who sold it to King Henry VIII in 1534. Sir Walter Mildmay acquired the Manor in 1576 and Pishiobury House in its current location was constructed around a decade later (NHLE 100027). Its DOC REF: LP3102E-AER-v1.1 is uncertain whether there was first a manor built on the site of the current Pishiobury Park and the location of the manor house of the manor of Pishiobury before this is not known. The manor house could have been a moated house within Pishio Park but it's more likely the manor house was located near the town on land bordering the River Stort (ROWE, 2009). It is therefore a possibility that the Pishiobury House adjacent to the site boundary at the current Pishiobury Park may have an earlier origin than 1576.*

## **POST MEDIEVAL**

3.4 *The development of the park in post-medieval times is described in more detail in the subsequent section Section 4 Historical development.*

## **RESULTS OF THE 2021 GEOPHYSICAL SURVEY**

3.5 *A Geophysical survey was undertaken by Magnitude Surveys Ltd in March and June 2020 over large areas of the park in order to identify any archaeological features either dating to the parkland or predating Pishiobury (FIGURE 3). For the details of the full methodology please refer the Written Scheme of Investigation For a Geophysical Survey (BECK 2020).*

*An area measuring 29ha across the extent of the park was subject to geophysical survey. In March 2020, the first phase of survey was undertaken across the northern side of the park over an area of c. 10ha in size which included participation of community volunteers. A second phase of geophysical survey was undertaken across the remainder of the park measuring c19ha in June 2020. 5.2.2. The geophysical survey identified a number of anomalies considered to be archaeological in origin (FIGURE 3). For a comprehensive report on the results of the survey please refer to the Geophysical Survey Report (NELSON AND FALCUS, 2020). 5.2.3. Significant features identified comprised a series of linear anomalies, two trackways identifiable on historic mapping, an area of ferrous debris, and most significantly a previously unconfirmed western extension to the Neolithic causewayed enclosure Scheduled Monument present in the north east of the park. 5.2.4. Three segmented concentric ditches spaced approximately 10m apart were DOC REF: LP3102E-AER-v1.1 identified in the northeast of the park and were located on the spur of hill which slopes southward down to the River Stort. These ditches were previously identified at the site from aerial photography in 1962 and were subsequently designated as a Scheduled Monument, the Springhall Lane Causewayed Enclosure (NHLE1016411) in 1974. The concentric ditches were found, through the results of the geophysical survey, to continue to the west of the current Scheduled Monument extent and therefore confirm the monument continues to the west as only previously conjectured until now. 5.2.5. The survey identified a further series of ditches downslope from the scheduling extent which likely form part of the feature comprising a further ring of segmented ditches. It appears that this has been truncated in part by a large quarry pit. The report for the geophysical survey will be sent to Historic England and may result in the expansion of the Scheduled Monument. 5.2.6. The series of linear anomalies across the centre and east of the surveyed area most likely represent ditches forming rectilinear and curvilinear enclosures which pre date historic mapping. The two trackways identified are present on historic mapping and two areas of possible ridge*

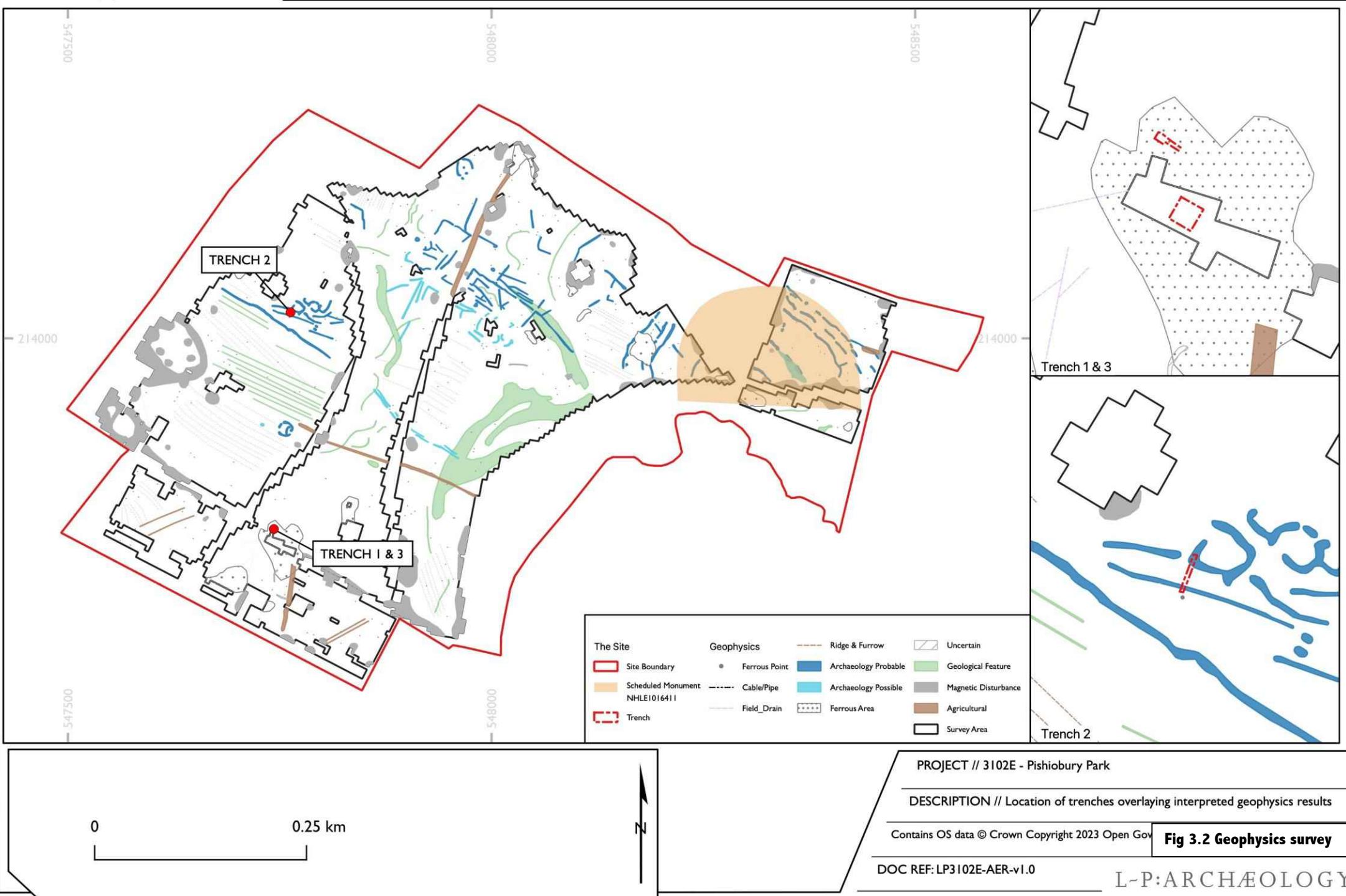
*and furrow cultivation identified represent phases of possible Medieval and Post Medieval agricultural activity undertaken at the park. 5.2.7.*

**The conclusions of an auger survey also undertaken at the time are set out below:**

3.6 *The augerholes reveal a tripartite sequence of topsoil and subsoil overlying fine-grained flood deposits. Below c1m depth, waterlogging is more consistent, and reddish brown mottles are absent. Organic preservation is likely to be best at this depth. The dating of the onset of deposition of this alluvium is likely to be of regional archaeological significance, as it is likely to reflect DOC REF: LP3102E-AER-v1.1 broader trends of woodland clearance linked to agricultural extensification. Underlying this are river terrace deposits likely laid down in a post-glacial setting.*

**The results of the Geophysics survey undertaken by L P Archaeology is set out overleaf in Fig 3.2.**

FIGURE 3 // Geophysics Results



**Summary of the discussion and conclusions of the archaeological evaluation of Pishiobury Park:**

3.7 *'1. Significant archaeological features that were identified as part of the archaeological investigation comprised a series of linear anomalies, two trackways identifiable on historic mapping, an area of ferrous debris, and, most significantly, a previously unknown western extension to the Neolithic causewayed enclosure Scheduled Monument present in the north east of the park.'*

3.8 *'The report concluded: 'Three segmented concentric ditches spaced approximately 10m apart were identified in the northeast of the park and were located on the spur of hill which slopes southward down to the River Stort. These ditches were previously identified at the site from aerial photography in 1962 and are typical characteristics of a causewayed enclosure, often identified as dating to the Neolithic period. This type of monument is of national importance and lead to its designation as a Scheduled Monument, the Springhall Lane Causewayed Enclosure (NHLE1016411) in 1974. The concentric ditches were found, through the results of the geophysical survey, to continue to the west of the current Scheduled Monument extent and therefore suggest the monument is larger than previously recorded.'*

3.9 *'This indicates that 'the earliest activity within the park boundary appears to date from the Neolithic period, evident from the large scale monument present in the northeast of the site which was likely used as a gathering place, possibly for ceremonial purposes. Its prominent position in the landscape and proximity to the River Stort are important in understanding how contemporary or other Prehistoric activity may be present in the vicinity. Several sites of Bronze Age and Iron Age activity have been recorded on prominent hilltop positions elsewhere along the Stort valley, and it appears the activity identified at Pishiobury Park contributes further to this.'*

3.10 *'2. The report also concluded : The series of linear anomalies across the centre and east of the surveyed area most likely represent ditches forming rectilinear and curvilinear enclosures which pre date historic mapping. The two trackways identified are present on historic mapping and two areas of possible ridge and furrow cultivation identified represent phases of possible Medieval and Post Medieval agricultural activity undertaken at the park.'*

3.11 *'3. The report suggested that: 'Later Prehistoric activity in the park has been identified through recovery of pottery shards during the excavation of the subsurface linear feature in Trench 2, possibly indicative of agricultural or activity related to rearing of livestock. Features identified through the results of the geophysical survey provide a good indication of the extent and form of other similar linear features, further suggesting that more recent Medieval and Post Medieval activity hasn't impacted their preservation significantly. Activity further afield identified at Rowney Gardens c.200m to the north of the site dating to the Neolithic and Iron Age suggests that there is increased possibility of additional Prehistoric features being present within the park itself. Roman and Early Medieval activity has yet to be recorded within the confines of the park boundary, though several records of a funerary nature of Roman date along DOC REF: LP3102E-AER-v1.1 London Road towards Harlow'*

*suggest there is Roman activity in the immediate vicinity of the park. The location of a Roman Temple on Stanegrove Hill, with earlier Iron Age origins c. 1km southeast of the park and significant Roman settlement and industrial activity at Holbrooks further implies extensive Roman activity in the vicinity.*

3.12 *The results of the geoarchaeological auger survey they suggest : 'provide further insight into the development of the parkland landscape over time, reflecting periods of woodland clearance linked to agricultural extensification which overlie post-glacial deposits of river terrace gravels.'*

## 4.0 Historical development

### Introduction

4.1 This part of the report aims to expand the understanding of Pishiobury Estate's historical development beyond earlier descriptions of its past. It traces how the landscape has evolved up until the present day as a basis for proposals to conserve the significant elements that survive in the present park remnant. In particular, it reviews the possibility that Capability Brown designed the late 18thc park. To contextualise the present remnant, the analysis also seeks to understand the historical links between Pishiobury and other estate landscapes in the vicinity, some of which have been built over.

### Background

4.2 Several narrative histories on the design of the estate landscape have already been compiled for Pishiobury. All provide a similar story. That is, that the park appears to have been initially laid out with formal avenues in the 17<sup>th</sup> century and occupies a site that had been an earlier hunting park. The avenues, along with enclosed gardens, were then partially swept away in favour of a more naturalistic style at the end of the 18th century, possibly on the advice of Capability Brown, who may also have supervised construction of a serpentine lake and ha ha. Although the gardens and pleasure grounds were embellished after the end of the 18th century, the park saw little change until the estate was divided during the interwar years, which caused the design composition to become fragmented and ultimately resulted in a reduction in the park's extent and loss of the park's character, except within the remnant now managed by East Herts. Council.

4.3 The most comprehensive description of the estate's historical evolution is set out in the Landscape Agency's 2005 Restoration Plan<sup>6</sup>. Carefully researched, this description includes a very useful sequence of maps, however, it is categoric in its assumption that the landscape of the late 18<sup>th</sup> century was by Capability Brown which is not certain. A walks leaflet prepared by the Hertfordshire Gardens Trust also summarises the history<sup>7</sup> as does Historic England, in its 1999 description when the site was included in the National Heritage List for England: Historic Parks [Grade II].<sup>8</sup> Both these accounts are more tentative about the connections with Brown.

<sup>6</sup> [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Restoration\\_Plan.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Restoration_Plan.pdf)

<sup>7</sup> <https://hertsgardenstrust.org.uk/wp-content/uploads/2017/07/Pishiobury.pdf>

<sup>8</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1000217?section=official-list-entry>

4.4 Although these descriptions are very useful and their content is widely drawn upon in this part of the report, research, for the Tercentenary of Lancelot [Capability] Brown, [2016], has questioned his involvement at Pishiobury. This is primarily due to the timing of his death, which was only months after James Wyatt was commissioned to rebuild the house. This assessment, therefore, aims to re-evaluate the relative importance of the naturalistic design work with what came before and after it. We have reviewed what is known of the 17<sup>th</sup> century landscape of Pishiobury, when the dominant design was formal avenues and enclosed gardens, and we have also examined changes made to the estate in the nineteenth century and afterwards. A review of actions in the 19<sup>th</sup> century has been made possible through the British Newspaper Archive <sup>9</sup> which has been digitised since earlier research was undertaken.

### **Information Sources**

4.5 Visual and written resources on the design and management of the landscape park at Pishiobury are scant in comparison to landed estates of similar size.

### **Illustrations**

4.6 Very few illustrations exist to assist in the visualization of what the landscape of Pishiobury might have looked like in the past. Before photography there are only three illustrations of the house in its setting, one of c1700, that appears in Henry Chauncy's History of Hertfordshire<sup>10</sup>, **Fig 4.1**, a second, created as the basis of an engraving of the house in 1821 by J P Neale in 1820<sup>11</sup> , **Fig 4.2**, and a third by J C Buckler. **Fig 4.3.**<sup>12</sup> The illustration in Chauncy shows the house and setting from the east whilst the Neale and Buckler images illustrate the garden front of the house and setting from the River Stort.

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<sup>9</sup> <https://www.britishnewspaperarchive.co.uk/>

<sup>10</sup> Chauncy, Henry. Historical Antiquities Hertfordshire Printed for Ben. Griffin et al, London, 1700, page 179

<sup>11</sup> Neale, J. P. Views of Seats. 1821-22 from original painting

<sup>12</sup> Illustration I in the Landscape Agency Plan of 2005



Fig 4.1 Pishiobury by John Drapentier (fl. 1674-1713) [ Modern colouring]



Fig 4.2 J P Neale 1821 Pishiobury from Views of Seats [ Modern colouring]



Fig 4.3 Pishiobury by J C Buckler

### Maps and Plans

4.7 There are also a limited number of sufficiently detailed maps and plans that can be used to trace the transition from a formal to a more naturalistic landscape arrangement. No detailed estate surveys have been located which means a reliance has been placed on the detail supplied by the County Maps and the late 19thC editions of the 25-inch and 6-inch Ordnance Survey maps.

### Written descriptions

4.8 Alongside illustrative documents two, short, published descriptions are frequently quoted. The first is a paragraph in Henry Chauncy's 1700 work<sup>13</sup> which notes that Pishiobury was "a very neat and fair Pile of building for the Manor-house, upon a rising Ground in the Vale near the River Stort, adorned with a bowling green, fair walks, and a paddock for deer." and the second by John Edwin Cussans in his History of Hertfordshire of 1870<sup>14</sup>. These have been the foundation for our understanding of the landscape of the park to date. Cussans' mentions that the avenues which dominated the earlier design

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<sup>13</sup> Op.cit.

<sup>14</sup> CUSSANS, J.E. History of Hertfordshire Volume 1 1870 p83

were destroyed by Jeremiah Milles “on the advice of Capability Brown, who also superintended the construction of a piece of ornamental water.”

- 4.9 The desire to confirm that Capability Brown worked at Pishiobury has dominated research and rather overshadowed any significance of the earlier geometric landscape which partially survives. However, by revisiting and analysing the sources already known and, through careful study of the writing of the various owners whose observations have not featured as prominently in the past, the design emphasis can be reviewed.
- 4.10 As a prelude to the 2016 tercentenary of the birth of Brown, John Phibbs undertook the compilation of a list of properties associated with Capability Brown. The aim of this list was to reevaluate the likelihood of Brown being associated with them. He scored each landscape in terms of the likelihood of Brown’s involvement. Pishiobury comes out at 50/50.<sup>15</sup>

### **Organisation of the landscape history of Pishiobury**

- 4.11 The organisational framework of our analysis has followed that set out by the Landscape Agency in their Restoration Plan. The history of Pishiobury is addressed in their report under points 3.1-3.6
  - Prehistoric and Roman
  - Medieval to the mid-18<sup>th</sup> century
  - Mid-18<sup>th</sup> century to mid-19<sup>th</sup> century
  - Mid-19<sup>th</sup> century to 1932
  - After 1932

#### **Prehistoric and Roman**

- 4.12 The record of the park’s occupation in the Prehistoric and Roman periods has been dealt with in the preceding section, Section 3.0 Archaeology.

#### **Medieval to mid-18<sup>th</sup> century**

- 4.13 During this period the house and estate passed through a series of separate family ownerships. Key during this long period was the establishment of formal gardens close to the house and a park laid out

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<sup>15</sup> Phibbs, John. A List of Landscapes that have been attributed to Lancelot ‘Capability’ Brown, *Garden History* 41.2 2013.

with a series of avenues, remnants of which survive today. Some within in the park remain the subject of this plan.

4.14 The early medieval history of the estate is documented in the Victoria County History for the parish.<sup>16</sup> Initially there was a manor house at Pishiobury in a park with a two-mile perimeter. Little is known of its form or location.

4.15 Walter Mildmay was responsible for a new house of c.1585 which is the footprint of the present mansion. His work on the park and gardens is unknown but past studies have assumed he was the force behind laying out the park with avenues. This may not have been the case. Whilst Pishiobury is named on John Speed's County Map of 1612, no park is shown.<sup>17</sup> Speed's maps are generally a good source for identifying significant enclosed parks.

4.16 Lionel Cranfield acquired Pishiobury from Walter Mildmay in 1611. He already owned several properties and extended his estates in the area acquiring Stoke Poges and the Manor of Sheering, the latter across the River Stort from Pishiobury. The Centre for Kentish Studies holds the estate papers of Lionel Cranfield and these provide insights into the work of Cranfield at Pishiobury. He appears to have been the maker of the landscape illustrated in Chauncy. The work is discussed by R J Roberts in a thesis<sup>18</sup> and gives details of his contribution to the landscape at Pishiobury. If Mildmay contributed to the design of the house, then Cranfield created the setting of the new house that Mildmay had constructed with gardens and formal walks.

4.17 Cranfield's work at Pishiobury has been almost entirely overlooked. He paid £930 for the estate which he extended by purchasing Says Park and the Sheering Manor.<sup>19</sup> He had at least four fishponds at Pishiobury in the early 1600s.<sup>20</sup> His gardener was laying out an orchard in 1613.<sup>21</sup> By 1619 there was a new terrace around the house and he built a new lodge and bowling green and seemingly planted the avenues shown on the John Drapentier image published in 1700 in the Chauncy history. Close analysis of that drawing also shows a tree house, sheep grazing in the park, men fishing, a gazebo, in the form

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<sup>16</sup> 'Parishes: Sawbridgeworth', in A History of the County of Hertford: Volume 3, ed. William Page (London, after 1612), British History Online <https://www.british-history.ac.uk/vch/herts/vol3/pp332-347> [accessed 29 April 2025].

<sup>17</sup> 'Hartfordshire Described...Speed, J. (1612

<sup>18</sup> Robert, Rebecca Jane. The Self Projection of Sir Arthur Ingram and Lionel Cranfield Earl of Middlesex 1600-1645

<sup>19</sup> Cranfield Papers I p 240

<sup>20</sup> Garden History Spring 1990 pp 22-46

<sup>21</sup> CKS U269/1 E19 11 March 1613

of an arbour, enclosed gardens in front of the house, and three avenues as well as the river. The approach was a straight routeway centred on the front door of the house, flanked by avenue trees.

4.18 The estate landscape was of such renown that Sir Arthur Ingram, is reported to have visited Pishiobury to see the gardens in the early 1600s because of their quality.<sup>22</sup> Cranfield also had associations with Sir Francis Bacon, who was laying out the water gardens at Gorhambury and with Lord Cecil<sup>23</sup> at Hatfield House who was similarly laying out his gardens at the time. By association with these key figures in the gardening world, and through known actions held in the records at Kent Studies Centre, more weight perhaps should be placed on the significance of the landscape of the early 17<sup>th</sup> century at Pishiobury than has occurred to date.

4.19 Lionel Cranfield, 1st Earl of Middlesex, found Pishiobury too small and acquired Copped [Copt] Hall from the daughter of Sir Thomas Heneage in 1623. Cranfield subsequently fell from grace as the Lord High Treasurer of England but lived in retirement at Copped Hall until his death in 1645. A portrait held at Knole shows Cranfield against the backdrop of a garden scene which further confirms his involvement in gardens. <sup>24</sup>

4.20 The Avenues hinted at in the John Drapentier print are more clearly shown on the 1766 Drury and Andrews map, albeit that the plan is at a very small scale. [See Fig 4.4 overleaf]

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<sup>22</sup> Op cit Cranfield Papers at CKS. Sir Arthur Ingham of Temple Newsam Leeds, had a business and political associations with Cranfield.

<sup>23</sup> Robert Cecil was a keen gardener and employed John Tradescant 1611 to design the gardens.

<sup>24</sup> <https://www.nationaltrustcollections.org.uk/object/129737>

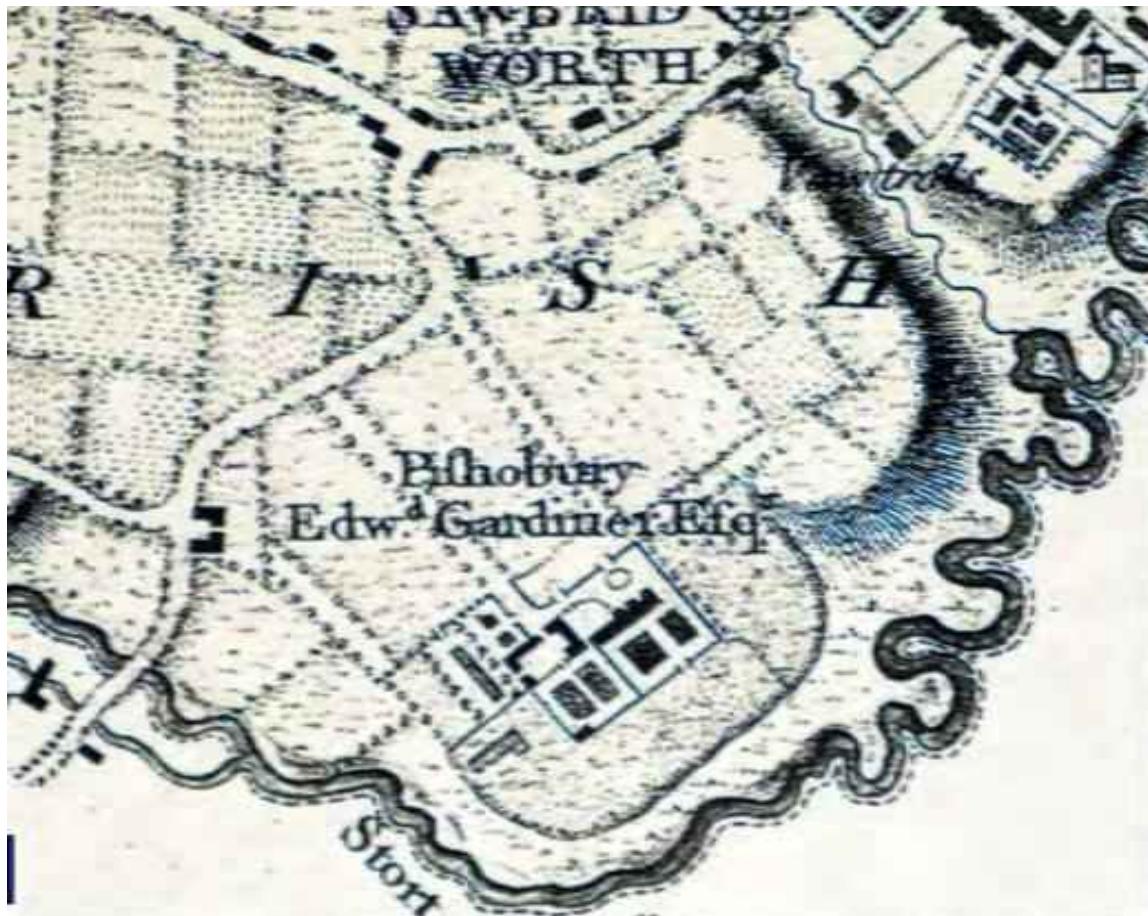


Fig 4.4 1766 Drury and Andrew's Map of Hertfordshire: A fragment.

4.21 Parallel tree lined avenues flank the house with a third to the south of them. If the notation can be trusted, there are two rectangular enclosures, divided into four quarters, west of the house and a series of enclosed courtyards east and south of the house. Beyond the western quarters is a further enclosed area dividing the house site from the river. The shape of the enclosure is marked as a flattened semi-circle. Contrasting forms of hatching allow the park to be distinguished from enclosed fields to the north and west of the house site. This is the only plan that has come to light, to date, which shows the formal layout associated with the Mildmay house, and this almost is over a century after the layout might have been executed.

4.22 Although evidence is slight the new information, now known about Cranfield's Garden and park layout, along with the map evidence, and wider contextual information about Cranfield and his gardening suggest this was an important formal layout in its day.

4.23 In the later 17<sup>th</sup> century, the property changed hands several times but nothing is known of the owners' works beyond alterations to the house by Henry Chauncy in 1662. One cannot know the authorship of the gardens that Chancy described in his Hertfordshire History of 1700 in which he records Pishiobury

house and landscape as ...*a very neat and fair Pile of Building for the Mannor-house, upon a rising Ground in the Vale near the River Stort, which courses about 20 Acres of Ground on the East side of the House, lately converted into a Paddock for Deer, adorn'd in the Front therof with a fair Bowling-green raised about five Foot high, inclosed with a Brick-wall topt with stone and Balls upon it, with Two fair Walks planted with Trees; each Walk extending about four Furlongs in length from the House to the Road; where tis observable, that there is no Dust in Summer, nor Dirt in Winter.*

4.24 Of the first half of the 18<sup>th</sup> century little is known the estate landscape. However, almost adjacent to Pishiobury, John Rivers established his nursery at Bonks Hill which expanded significantly to supply fruit trees and roses in the following century. This gap in information might reveal useful information for the estate landscape in this period and if the nursery was a supplier to Pishiobury.

### **Mid-18<sup>th</sup> century to Mid-19<sup>th</sup> century**

4.25 Edward Gardner acquired Pishiobury in 1760 which then passed to Jeremiah Milles III when Rose Gardener, his daughter and heiress, married him in 1780. Their acquisition of Pishiobury marks the start of major change in the landscape. After their acquisition the landscape layout moderated from one with a formal and geometric layout at its heart, signified by enclosed gardens and formal avenues, to one where naturalistic landscape features were established. Milles' father, (1714–1784) was President of the Society of Antiquaries and Dean of Exeter between 1762 and 1784. A connoisseur, he had visited Stowe in 1735 and, his interests in topography, landscape and design may well have influenced his son's projects.

4.26 The moderation of the landscape however was never wholly executed, evidenced by the surviving lines of trees of the Beech and Lime Avenues although both are hard to read today and partially outside the park remnant which is the subject of the current management plan. Two of four known avenues, in part, survive much as originally designed.

### **Capability Brown Yes or No?**

4.27 Capability Brown has been credited as the designer of the naturalistic styled park, [and also destroyer of one avenue and removal of two others]. Alongside this, he has also been credited with being the creator of the serpentine lake at Pishiobury. All writers, who agree with this notion, align Brown's possible involvement with the rebuilding of the house by James Wyatt. The house was destroyed in part by fire in the second half of the 18<sup>th</sup> century and rebuilt using old materials c1782-1784.

4.28 Many parks of around this date, with the characteristic Brown belts, clumps and rolling naturalistic parkland swards that link with the wider countryside, were being created as part of a shift from formal to informal layouts but it is not possible with any degree of certainty to credit Pishiobury to Brown. Brown unexpectedly died in 1783<sup>25</sup> so even if he did provide advice, in association with the reconstruction of the house 1782-1784, it would have been for those who came after him to implement any scheme he might have suggested. Unless he was involved before Wyatt worked at Pishiobury and no evidence has come to light for that.

4.29 Helen Leiper, writing on Mr Lancelot Brown and his Hertfordshire Clients in Garden History 2 2012, notes that, of the twelve parks credited to Brown in the County, there is no evidence that he worked at any beyond Ashridge, Beechwood, and Moor Park.<sup>26</sup>

4.30 All modern assumptions that Pishiobury is a Brown design is based upon a single comment made long after his death. It is Cussan, writing in 1870, who first suggested that Brown was called in, almost 100 years after his death. Picking up on this, in 1934 when the house was sold, it is noted in the press and the sale catalogue that the landscape and lake was by Capability Brown. [ Herts and Essex Observer - Saturday 20 January 1934] but no reference is provided. Then, Stroud<sup>27</sup>, 1975 edition on Capability Brown includes Pishiobury in her book, noting the lake is attributed to Brown by Pevsner in the Hertfordshire edition of 1953. This same attribution is not included in the revised edition of Pevsner in 2002.

4.31 With the lack of reliable documentary evidence to support the claim that Brown provided design advice at Pishiobury it is important to look at the landscape itself for clues.

4.32 The form of the Serpentine Lake is characteristic of Brown's preferred sinuous forms and indeed he created a lake at Syon<sup>28</sup> using an old oxbow of the River Thames thus linking the use of old river beds as a lake bed in the two locations. The lake at Pishiobury is first mapped by Bryant 1822. See **Fig 4.5** below. In the year previous, Neale's View from the west implies a naturalistic style with clumps and individual trees shown within tree guards and the parkland notionally stretching to the front windows of the house.

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<sup>25</sup> Lancelot Brown died on 6 February 1783 in London.

<sup>26</sup> Leiper, Helen in Garden History 2 2012

<sup>27</sup> Stroud, Dorothy. Capability Brown 1975 p236. Notably she excluded Pishiobury in her 1953 edition of her book.

<sup>28</sup> Lancelot "Capability" Brown worked at Syon House in two periods: 1754-1757 and 1767-1773

4.33 The location of the tree belt, against the Harlow to Sawbridgeworth Road is characteristic of Brown's approach to planting park perimeters. However, the line of the road was altered in the mid-1830s, and that date might be more likely for the planting of the edge belts at Pishiobury.<sup>29</sup> On the other hand the Bryant map of 1822, albeit small scale indicates planting against the road and also on the northern boundary of the park but whether or not this map is accurate or just indicative of style is questionable because of its scale.



Fig 4.5 Bryant's Map 1822 showing Pishiobury Estate

4.34 Partnership working between Brown and Wyatt, who was rebuilding the house, indicates that Brown may have been involved at Pishiobury. There are several examples of the two working in parallel. Properties such as Wynnstay Park, 1777 where John Evans, surveyor, was employed by Brown to carry out his landscaping, finished the scheme after his death. The scheme was revised in 1784<sup>30</sup>. [p 48 Robinson]; at Sandleford for Mrs Montague [1718-1800] Here, it seems as though Brown's work was in place when Wyatt was commissioned to make alterations to the house. Brown was there in 1771 where he took with him John Spyers, to assist, who inherited the practice after he died. Wyatt was still working there in the 1790s.<sup>31</sup> Then, in 1774, they were both involved at Fisherwick. Brown designed a

<sup>29</sup> Now the A1184 – the tree belt is a replacement for an earlier belt, presumably felled for commercial purposes.

<sup>30</sup> Robinson, John Martin. James Wyatt Architect p49

<sup>31</sup> Op cit p56

new park from scratch and Benjamin Wyatt did the house exterior whilst as an early commission James Wyatt did the interiors.

4.35 One element at Pishiobury suggests it might have been a lesser landscape designer who planned the naturalistic landscape at the estate and that is the nature of the approach. There is no Brownian style drive with glimpsed views to the house and the main view to the garden front is from outside the estate altogether and that is the view from the east. It is from this position that the Neale view is taken. On the other hand, Brown did not always plan to sweep away all avenues of trees. At Burton Constable for instance, in East Yorkshire, the major avenues which stride across the landscape were largely retained. And at Pishiobury, the gates at the junction of Beech Drive have been dated to the 18<sup>th</sup> century suggesting that the original tree lined avenue, centered on the house, was retained as the main approach.

4.36 In summary, it is unclear if Brown worked at Pishiobury but early 19<sup>th</sup> century work reflects his style of planting clumps, roundels, and individual parkland trees. Further work on Brown's assistants might indicate the name of the designer in the future. It is also possible that the landscape was the work of a completely different designer so, John Phibbs's 50/50 suggestion is the only current reasonable answer to the question of whether Brown was involved at Pishiobury.

4.37 During the first half of the 19<sup>th</sup> century, the then owner, Rose Milles and then by marriage, Sir Rowland Alston who acquired an interest, found a new source of wealth through compensation for slaves. She had been a claimant for enslaved people<sup>32</sup> but ultimately this was paid to Rowland Alston [ after her death] and possibly marked a moment when the wealth of the estate led to landscape alterations funded by compensation paid to slave owners at the time.

4.38 The Tithe Map of 1837 shows the access drive still aligned as a straight route between the main road and the house front door. Although the map also shows, or implies, tree planting along part of what became known as Oak Walk. This plan is illustrated in the Landscape Agency Plan of 2005. Figure 6.

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<sup>32</sup> <https://www.ucl.ac.uk/lbs/person/view/2146645383> [ accessed 5 May 2025]

4.39 The Tudor lodge at the head of Beech Drive appears to date from the 1840s. Active management at this time may have been a prelude to sale of the estate. Timber sales of poles etc. are recorded in advertisements in local papers.<sup>33</sup> The estate was put up for sale in 1844. See Fig 4.6 (below)



Fig 4.6 1844 Sale Plan Map 1844

4.40 The 1844 plan drawn for the proposed sale of Pishiobury indicates the estate extent but shows little of the organization of the estate landscape planting. It does, however, show routes through the estate. The route known as Oak Walk is marked but no planting is shown. Although speculative, this route would be the shortest link between Pishiobury and the railway station at Sawbridgeworth. It also linked Harlow Mill with Sawbridgeworth. The main entrance is on the east west axis linking the house front to the main London Road. The mid-century sale saw the end of ownership by those with a primary interest in the land.

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<sup>33</sup> 1836 sale of ash poles etc. in Pishiobury Woods April 12 – advertised in Essex and Herts Mercury and 1839 Union Wood, Pishiobury Sale of timber advertised in Essex & Herts Mercury 30 July fagotts, firs, large oak etc. stacked.

**Mid-19<sup>th</sup> century to 1932 [ 1847]**

4.41 Pishiobury passed through the hands of a considerable number of owners and occupiers between the middle of the 19<sup>th</sup> century and 1932. [ See Chronology as **Appendix 4.1** where most ownerships and those who leased the estate have been identified, although ownership identification would benefit from additional research for fact checking].

4.42 All the owners and occupiers were industrialists, politicians, or merchants, deriving their wealth from commercial and industrial resources rather than from the land itself. They appear to have managed the estate's agricultural and forestry operations at an arm's length.

4.43 In 1847, mid-century, and the beginning of this period, the following was written about the estate<sup>34</sup> emphasising its value as a country seat rather than a working environment.

*"Pishiobury Park... is beautifully wooded. The fine avenue of old oaks, the handsome gothic lodge, and large ornamental sheet of water, derived from the river Stort, that skirts the park, supply most of the desiderata necessary to a country seat. Pishiobury is a large brick mansion, built by the Elder Wyatt for Mr Milles who then owned the fine estate which belongs to it. The lawns, grounds and celebrated rose garden display much taste and beauty. ...."*

The following illustration provides an impression of the majestic character of the main approach some 50 years later.<sup>35</sup> See **Fig 4.7** below.

4.44 The estate would have been an attractive location and easily reached from London. This is a common factor along with many similar estates, and Market Gardens, which were scattered in a band across Bedfordshire and Hertfordshire, sited in large part due to their proximity to London.

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<sup>34</sup> A Guide to the Eastern Counties Railway Line... 1847 2<sup>nd</sup> edition p20

<sup>35</sup> Photograph by Mary Bruxby, Bishop Stortford c1902-1917. The details of the lodge windows, heraldic devices which originally topped the pillars and the iron gates railings have been subsequently altered



Fig 4.7 "The gothic lodge and gate piers at Pishiobury c 1902-1917" (from a private collection)

4.45 In 1848, a major sale of mature wood took place. A sale of ash, elm, and oak in Pishiobury Park that had been felled took place. The timber originated from the woodland adjacent to the road between Harlow and Sawbridgeworth.<sup>36</sup> There are other clues in newspapers that estate management was changing to exploit the estate's resources. Colvin, who was owner in 1861, sold the herd of Short Horn Cattle, possibly as a prelude to disposing of the estate.

4.46 The estate was put up for sale in 1865 and the particulars provides a very useful colour plan with the land use of each plot recorded. On the plan, **Fig 4.8** overleaf, the park floor of the current area managed as Pishiobury Park is largely shown as meadow. Arable land is coloured yellow

<sup>36</sup> Noted in Chelmsford Chronicle, 10 March 1848

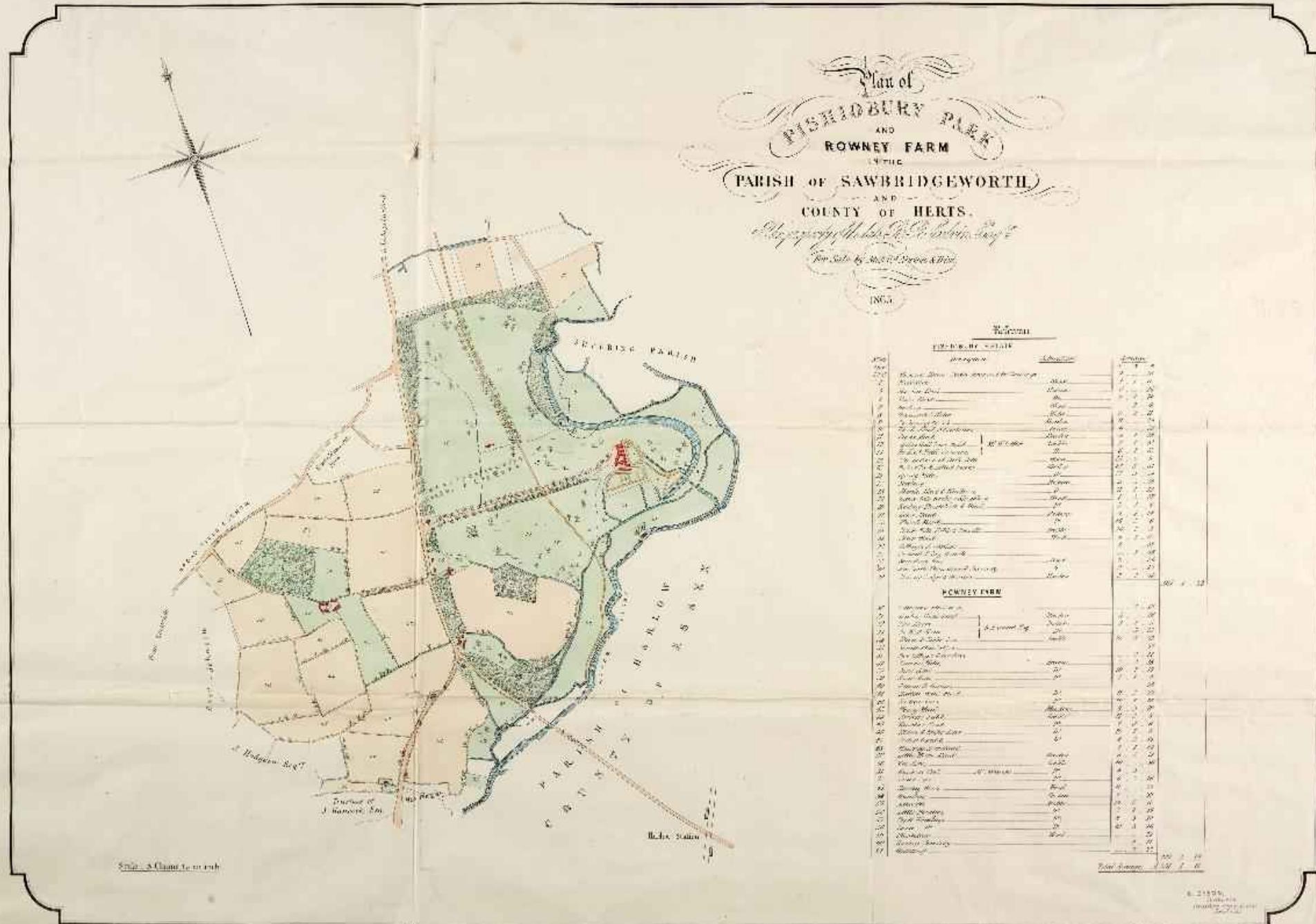


Fig 4.8 Plan of Pishiobury Estate 1865 Sale Catalogue Plan

4.47 The estate farm, Rowney Farm, was sold off at this time starting the process of division and separating its agricultural base from the house and park. Similarly, land to the south of the estate on which Rownenbury House was subsequently built c1920<sup>37</sup>, was separated from the heart of Pishiobury at least by 1880.

4.48 In 1898 the second edition 25-inch Ordnance Survey map was published which provides a detailed picture of the park. This and subsequent editions show little change through the editions before 1921. See **Fig 4.9** overleaf.

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<sup>37</sup> Rowenbury evident on the 1921 Ordnance Survey 25 inch map XLII.9

SECOND EDITION 1898

HERTFORDSHIRE EASTERN OR HERTFORD DIVISION XXXI.5. BISHOP'S STORTFORD UNION

HERTFORDSHIRE SHEET XXXI. 9.  
ESSEX SHEET XLI. 2. 3. (Parts of)



Fig 4.9 1898 second edition 25 inch to the mile OS map

Courtesy of National Library of Scotland

4.49 The Landscape Agency report sums up this period observing the woodland had matured and the gardens close to the house had been embellished. Certainly by 1880 the Oak Walk is indicated as a planted avenue of trees. This is shown below c. 1910 in a period post card, **Fig 4.10**



**Fig 4.10 The Oak Avenue c 1910**

4.50 In 1921 the estate was again up for sale or to let, advertised in Country Life by the then owner Mr Guy Charrington. It was bought by Ebenezer Pike who occupied the house for the next decade until his death. A collection of photographs can be viewed on line showing the house, gardens and family there<sup>38</sup>. These are particularly useful as give a rare view of the lake before it became overgrown. Ebenezer Pike was a director of Bentley Motors. See **Fig 4.11**

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<sup>38</sup> <https://www.richardpikeofnewbury.com/Photos/Photos-EbenezerPikeAtPishioburyHouse.html>



Fig 4.11 The Serpentine Lake c 1922<sup>39</sup>

### **After 1932 to the present day**

4.51 Pishiobury was up for sale again in 1932 and the sale particulars, along with a map, show the lots intended for sale. The total area was 437 acres but offered in two lots. The landscape park, house and associated offices formed one lot whilst the agricultural holdings, cottages and farms the other. The

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<sup>39</sup> Copyright Bob Pike 2025 <https://creativecommons.org/licenses/by-nc-sa/4.0/>

current area of the park formed a fragment of the first lot of 175 acres. It was this sale that heralded the complete break-up of the estate.

4.52 It appears that the house was occupied by the Pike family until, in 1941, Northcoats, an Approved School, formerly based at Walthamstow, relocated to the mansion. [see Fig 4.12] This led to playing fields being created in front of the main façade and clearance of trees to accommodate these. There was consequent loss of the complexity of the landscape on the house approach from the west. 1941 also marked the end of use of the house as a domestic home and the estate management which that entailed. It was arguably the catalyst for ribbon development along the main drive<sup>40</sup> and conversion of the mansion's domestic offices for housing along with planting to screen the school and park. The implications are described in the Landscape Agency plan of 2005 [ section 3.4] as:

The division of the original estate into three parts

- The creation of an ugly and abrupt termination of to the view from the front of Pishiobury House up the drive which was arguably a primary view.
- Neglect of the osier beds and planting of poplars visually divorcing the house from the north part of the park.



Fig. 4.12 Aerial view of the house and setting when the site was used as an approved school after 1942.

<sup>40</sup> In 1934 the first permission was granted for a house in Pishiobury Park commencing the development of housing either side of the main drive.

4.53 After closure of the school, the mansion was converted to offices and has now been converted into flats. The area in front of the ha ha, used as playing fields by the school, has become overgrown and woodland planting between the house and the park remnant has masked almost all links between the mansion and the current Pishiobury Park.

4.54 The park remnant has now been designated a Local Nature Reserve. It also comprises three Local Wildlife Site designations: Pishiobury Park (62/001), the Osier Beds (62/019) and Stort Meads (62/009). Most of the park is grazed by rare breed cattle which maintain a diverse grassland sward and reflects its 19<sup>th</sup> century use as grazing for short horns.

4.55 Following the 2005 Landscape Management Plan, new roundel planting, augment a few that existed already, was undertaken to emulate or continue the naturalistic landscape scheme implemented in the late 18<sup>th</sup> and early 19<sup>th</sup> century. However, little has been done in parallel to manage the remnant structure of 17<sup>th</sup> century avenues.

4.56 Throughout the whole post-war period, Pishiobury has been under pressure from developers. Several conservation initiatives, most notably its inclusion in East Hertfordshire's green belt and its status as a buffer between Sawbridgeworth and Harlow New Town, have thwarted attempts to develop over the park. The protection afforded to it by the designation of the park remnant and the main drive as grade II on the National Heritage List of Historic Parks and Gardens in 1999 and a series of Natural habitat conservation measures have also been key to its protection.

### Conclusions

4.57 Pishiobury Park is the remnant of an old parkland which still retains some features from many layers of its history. Its significance is as a multi layers landscape in which remnant evidence survives from the Roman Period to the present day. The historical work prepared for this plan suggests more emphasis should be placed on interpretation of the 17<sup>th</sup> century landscape at Pishiobury than has been given to date and perhaps less emphasis should be placed on the involvement of Lancelot 'Capability' Brown as his work at Pishiobury remains unproven. However, it is important to note that it is still the structure of the 19<sup>th</sup> century landscape that prevails today which contains vestiges of the 17<sup>th</sup> century landscape.

## 5.0 Tree and woodland survey

### Introduction

5.1 A tree and woodland survey was carried out for trees in the park. Only individual, significant, historic trees were surveyed in detail and recorded on **Figs 5.1, 5.2, 5.3 and 5.4** and in Table 5.1 below. Newly planted parkland trees, in guards, were also recorded and their position located on the maps listed above. In most cases the trees were cross referenced with the East Hertfordshire tree survey numbers. It is important to note that this survey is not a hazard tree survey in which the potential of trees to cause damage to people and property is assessed. This type of survey is undertaken regularly by EHDC.

5.2 Some veteran trees were also identified as part of the survey. These trees were surveyed using the Veteran Tree Specialist Survey Initiative (VTSSI) methodology which sets out a specific method focussed on the main aspects of tree maturity or decay using key attributes such as crown loss, loose bark, rot and deadwood etc. Veteran trees are therefore showing signs of senescence and decay. This is an important distinction because ancient or mature trees are not always veteran trees. Such mature trees which are presently in good condition may, therefore, become classified as veteran trees in the fullness of time as they decay and senesce naturally. Trees that fell into the Veteran Tree Category were classified as veterans only if they showed numerous and significant signs of the key senescence characteristics. The results of the Veteran Tree survey are recorded in **Appendix 5.1**.

5.3 Groups. A number of trees were found in groups distributed throughout the park. Many of them occur as 'Roundels' which have recently been replanted. These are also recorded on **Figs 5.1, 5.2 and 5.3** and in Table 5.1.

### Tree survey

5.4 Trees were surveyed and the following details recorded:

- Species
- Height
- Diameter (m)
- Maturity or approximate estimated age

- Comments on condition.

This survey is directed towards understanding how the park has developed over time and providing information and guidance on the park's future restoration.

## **Results**

5.5 The results of the tree survey are set out below in Table 5.1 overleaf.

Species include:

- Oak,
- horse chestnut,
- lime,
- ash,
- sycamore,
- hawthorn,
- Atlantic cedar,
- Lombardy poplar,
- field maple,
- Scot's pine,
- cherry, beech.

The oldest trees in the park are oak and lime.

**Table 5.1 Pishiobury Park Tree survey**

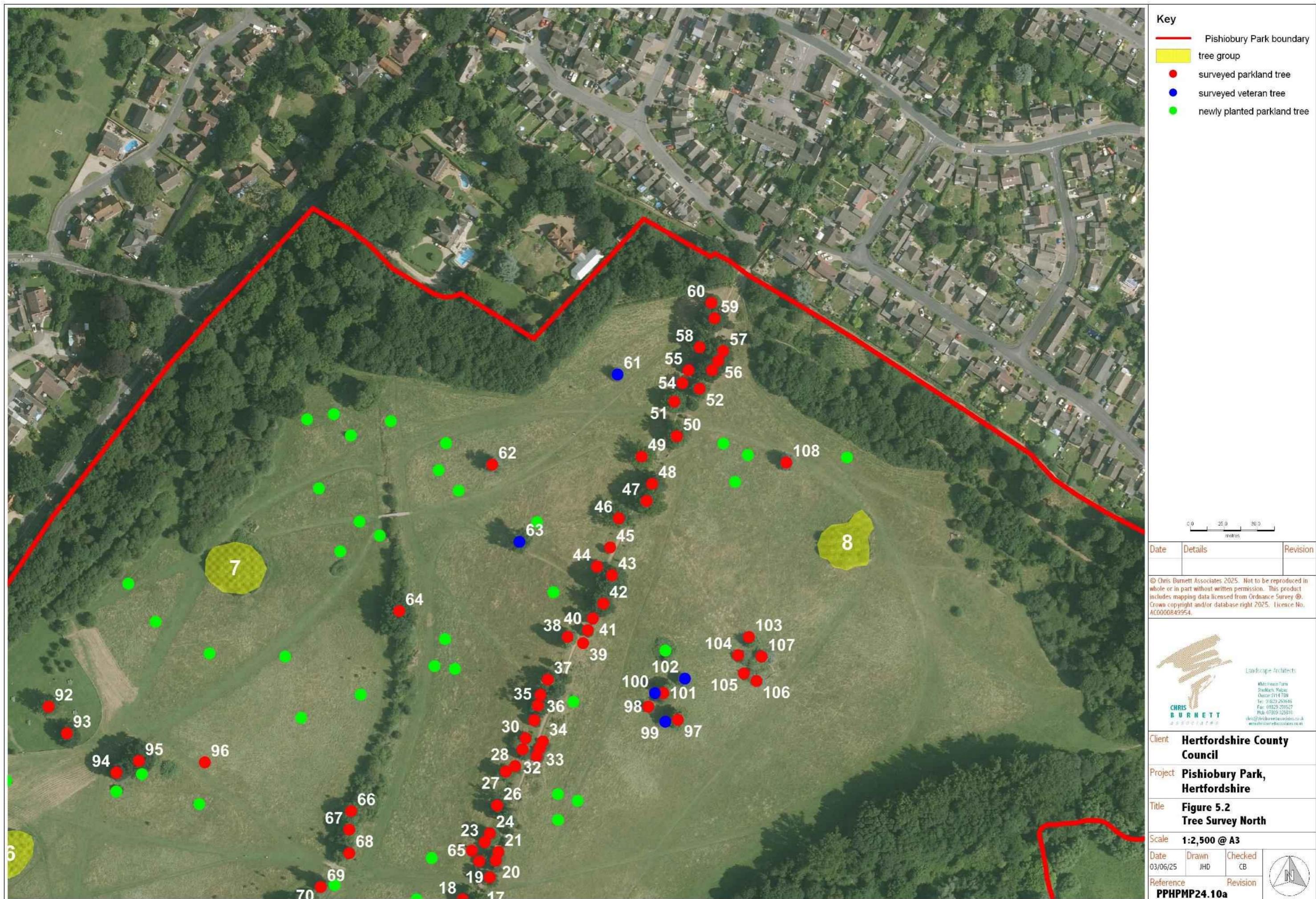
<b>PISHIOBURY PARK TREE SURVEY</b>							
<b>No</b>	<b>EHC no.</b>	<b>Species</b>	<b>Species</b>	<b>Dia cms</b>	<b>Ht</b>	<b>Mat</b>	<b>Comments</b>
1	526	Horse Chestnut	<i>Aesculus hippocastanum</i>	95	18	C	Good condition
2	529	Oak	<i>Quercus robur</i>	63	16	E	Good condition
3	531	Horse Chestnut	<i>Aesculus hippocastanum</i>	115	16	C	Large basal wound/cavity with rot - review. Possibly fell?
4	537	Oak	<i>Quercus robur</i>	84	14	D	Good condition
5	592	Oak	<i>Quercus robur</i>	59	14	E	Fair condition
6	539	Horse Chestnut	<i>Aesculus hippocastanum</i>	116	20	C	Good condition
7	540	Horse Chestnut	<i>Aesculus hippocastanum</i>	102	20	C	Basal wounds with rot. Weak crown. Possibly fell?
8	541	Horse Chestnut	<i>Aesculus hippocastanum</i>		6	F	Good condition
9	545	Horse Chestnut	<i>Aesculus hippocastanum</i>	109	20	C	Good condition
10	546	Lime	<i>Tilia cordata</i>	70	18	E	Good condition
11	548	Horse Chestnut	<i>Aesculus hippocastanum</i>	91	18	C	Fair but weak crown
12	549	Ash	<i>Fraxinus excelsior</i>	70	16	D	Fair Pollarded at height to reduce crown. Good regrowth
13	547	Ash	<i>Fraxinus excelsior</i>	84	7	E	Single item following tree surgery (TS). Black fungus. Poor. Fell. Pollarded at ht, good regrowth but black canker
14	550	Lime	<i>Tilia cordata</i>	94	18	D	Good condition
15	556	Oak	<i>Quercus robur</i>	34	8	F	Good condition
16	557	Oak	<i>Quercus robur</i>	22	8	F	Good condition
17	560	Oak	<i>Quercus robur</i>	80	15	C	Good condition - Good spreading tree
18	559	Lime	<i>Tilia cordata</i>	30	8	F	Good condition
19	562	Oak	<i>Quercus robur</i>	70	12	D	Poor. Dying. Crown dead. Crown reduce to try and reinvigorate
20	566	Oak	<i>Quercus robur</i>	67	10	D	TS to remove crown - good regrowth
21	567	Oak	<i>Quercus robur</i>	50	10	D	Lightning strike has resulted in vertical scar. Crown removed, good regrowth.
22	565	Oak	<i>Quercus robur</i>	95	8	F	Good condition
23	570	Sycamore	<i>Acer pseudoplatanus</i>	43	12	E	Good condition
24	576	Oak	<i>Quercus robur</i>	17	12	C	Poor crown, some TS. Poor
25	574	Lime	<i>Tilia cordata</i>	28	8	F	Good condition

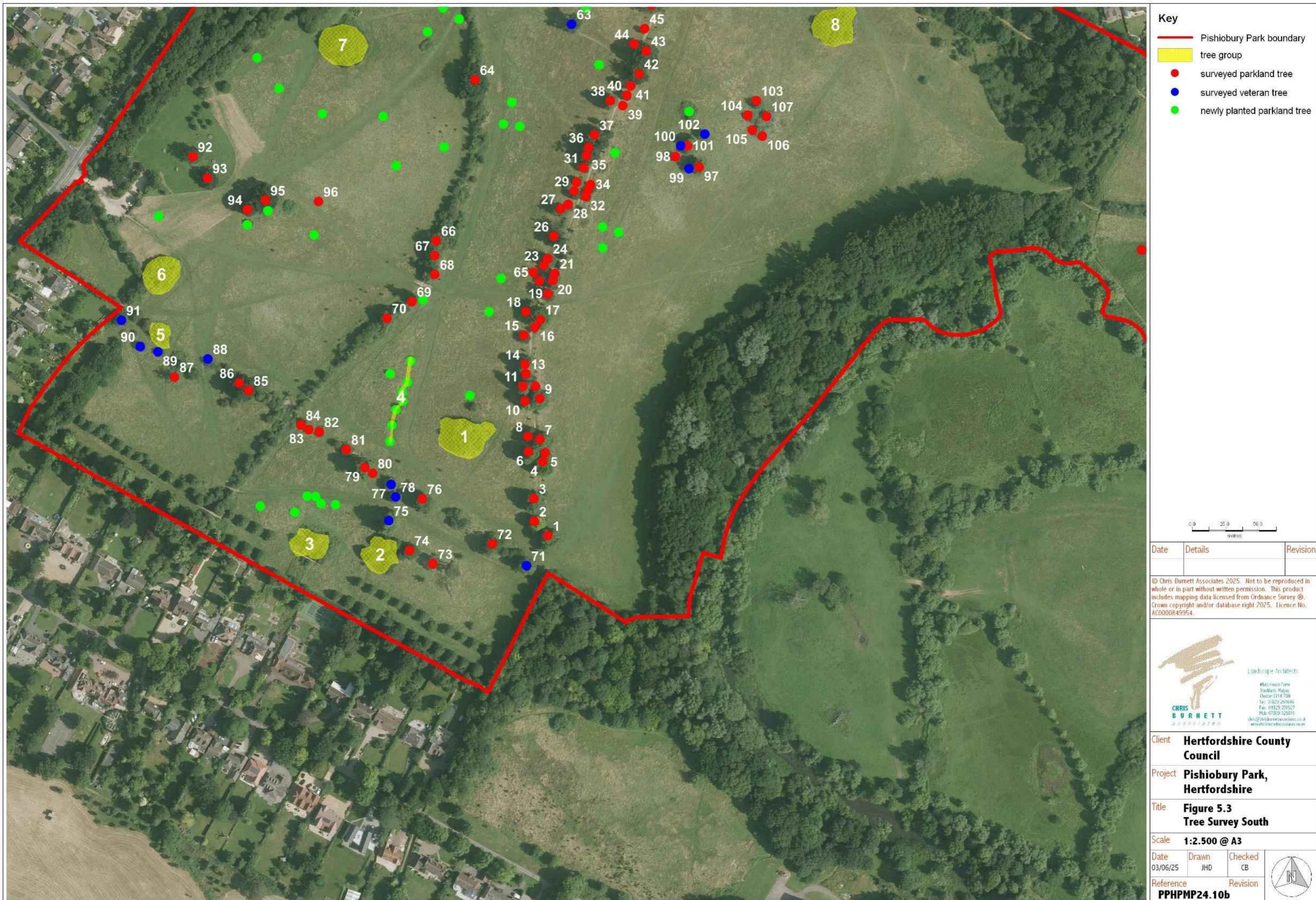
26	579	Oak	Quercus robur	113	5	C	Crown removal to single stem 5.0m. No regrowth dying
27	580	Oak	Quercus robur	17	8	C	Stag headed but good crown
28	581	Oak	Quercus robur	22	6	F	Good condition
29	582	Oak	Quercus robur	20	6	F	Good condition
30		Horse Chestnut	Aesculus hippocastanum	20	6	F	Good condition
31		Oak	Quercus robur	20	6	F	Good condition
32		Oak	Quercus robur	20	6	F	Good condition
33		Oak	Quercus robur	20	6	F	Good condition
34		Oak	Quercus robur	20	6	F	Good condition
35	593	Oak	Quercus robur	128	20	C	Good condition
36	592	Oak	Quercus robur	93	12	B	Scars/wounds/limb loss. Crown gone. Cavities etc. Veteran. Fair
37	589	Oak	Quercus robur	30	5	D	Single trunk. 4.0m poor
38	600	Lime	Tilia cordata	93	30	D	Good condition
39	595	Oak- GONE	Quercus robur	25	5	F	Good condition
40	603	Oak	Quercus robur	36	8	F	Good condition
41	604	Oak	Quercus robur	27	6	F	Good condition
42	607	Oak	Quercus robur	80	16	C	Poor crown. Fair
43	610	Oak	Quercus robur	102	18	C	Good condition - spreading tree
44	606	Oak	Quercus robur	18	6	F	Good condition
45	613	Oak	Quercus robur	20	6	F	Good condition - thin
46	616	Oak	Quercus robur	50	14	D	Poor thin crown. Fair
47	621	Oak	Quercus robur	98	20	C	Dying - crown reduce to re-invigorate
48	622	Oak	Quercus robur	60	18	D	Good condition
49	624	Oak	Quercus robur	74	8	D	Dead. Single stem 6.0m high, recent TS
50	627	Oak	Quercus robur	85	18	C	Thinning crown. Fair
51	630	Oak	Quercus robur	66	14	D	Good condition
52	628	Oak	Quercus robur	15	10	F	Good condition
53	633	Oak	Quercus robur	126	18	B	Crown has been reduced. TS scars, limb loss. Veteran
54	639	Oak	Quercus robur	19	6	F	Good condition
55	638	Oak	Quercus robur	2	6	F	Good condition
56	635	Oak	Quercus robur	89	20	C	Good condition
57	636	Oak	Quercus robur	84	20	C	Good condition
58	643	Oak	Quercus robur	82	16	D	Poor crown/dying. Crown reduce etc
59	645	Oak	Quercus robur	78	18	C	Good condition
60	644	Oak	Quercus robur	55	16	D	Sap runs/holes. Poss veteran incipient.
61	650	Hawthorn	Crataegus	30	5	A	Solitary veteran hawthorn
62	651	Atlantic Cedar	Cedrus atlantica	80	15	B	

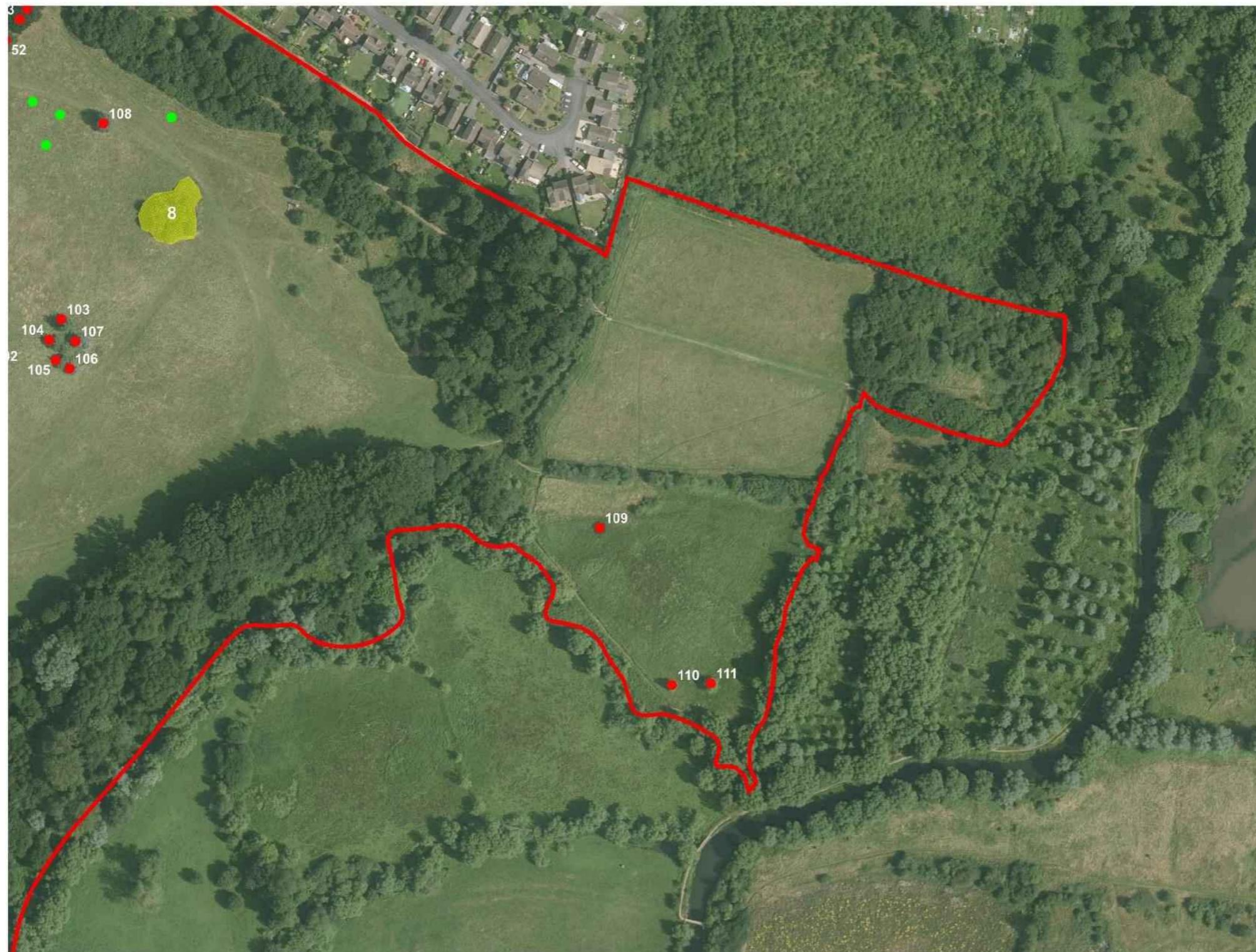
63	652	Oak	Quercus robur	120	14	A	Veteran oak fenced off, Good condition, good regrowth following TS, hollows, tears etc
64	461	Oak	Quercus robur	10	18	B	Good spreading tree in hedge line good condition
65	10494	Oak	Quercus robur	120	6	A	Dead monolith 6m high
66		Ash	Fraxinus excelsior	60	12	E	Good condition in hedgeline
67		Ash	Fraxinus excelsior	60	12	E	Good condition in hedgeline
68	464	Lombard Poplar	Populus nigra italicica	70	25	E	Good condition
69	465	Lombard Poplar	Populus nigra italicica	70	25	E	Good condition
70	467	Ash	Fraxinus excelsior	15	116	B	Dying stag headed
71	523	Field Maple	Acer campestre	120	15	A	Very old tree in good condition in hedge line
72	522	Oak	Quercus robur	80	12	C	Good condition
73	517	Scots Pine	Pinus sylvestris	70	20	D	Good condition
74		Cherry	Prunus avium	50	20	E	Good condition
75	488	Lime (common)	Tilia x vulgaris	181	26	A	Veteran fenced off good condition
76	520	Field Maple	Acer campestre	17	91	B	Veteran in hedge line good condition
77	10490	Hawthorn	Crataegus	30	6	A	Veteran
78	10489	Hawthorn	Crataegus	30	6	A	Veteran
79	485	Lime	Tilia cordata	80	25	D	Good condition
80	484	Horse Chestnut	Aesculus hippocastanum	130	5	B	Monolithic stump 5m dead
81	480	Hawthorn	Crataegus	2.5	23	B	Veteran and new ring of hawthorn growing well
82	481	Hawthorn	Crataegus	30	5	C	
83	482	Hawthorn	Crataegus	30	5	C	
84	483	Hawthorn	Crataegus	30	5	C	
85	473	Oak	Quercus robur	90	25	B	Fair. Some TS in hedge line of mature hawthorn
86	474	Oak	Quercus robur	50	12	C	Fair
87	471	Cedar	Cedrus atlantica	30	18	E	Good condition
88	721	Hawthorn	Crataegus	30	5	A	Veteran fair condition
89	722	Hawthorn	Crataegus	30	5	A	Veteran good condition
90	720	Hawthorn	Crataegus	30	5	A	Veteran good condition
91	380	Oak	Quercus robur	90	20	A	Veteran, tears scars etc and limb loss
92	368	Oak	Quercus robur	90	16	C	Poor condition, dying crown
93	369	Oak	Quercus robur	70	16	C	Good condition
94	373	Oak	Quercus robur	80	18	C	Good condition
95	374	Oak	Quercus robur	90	19	C	Good condition

96		Horse Chestnut	Aesculus hippocastanum	90	23	B	Fair
97	655	Lime	Tilia cordata	70	22	C	Good condition
98	653	Beech	Fagus sylvatica	20	12	F	Good condition
99	654	Field Maple	Acer campestre	50	6	A	Veteran poor condition scar/stump at 3.0m some regrowth
100	656	Hawthorn	Crataegus	40	5	A	Veteran poor condition
101	657	Lime	Tilia cordata	60	20	D	Fair
102	658	Hawthorn	Crataegus	40	6	A	Good condition
103	659	Atlantic Cedar	Cedrus atlantica	50	18	E	Good condition
104	661	Scots Pine	Pinus sylvestris	30	12	E	Good condition
105	660	Scots Pine	Pinus sylvestris	20	6	E	Good condition
106	662	Atlantic Cedar	Cedrus atlantica 'Glauca'	30	10	E	Good condition
107	663	Atlantic Cedar	Cedrus atlantica	30	10	E	Good condition
108	665	Atlantic Cedar	Cedrus atlantica	80	22	E	Good condition
109	349	Oak	Quercus robur	9	30	F	Edge of sedge bed
110	347	Willow	Salix	11	20	F	
111	807	Willow	Salix	12	20	C	
Group 1 - Fenced roundel of young 25-30 yr old clump of hornbeam, ash, cherry with hazel understorey and ring of hawthorn							
Group 2 Group of 13 young 25-50 oak, ash, cherry and hawthorn							
Group 3 Old spring excavated. Pond fenced off and surrounded by bramble, hawthorn and birch							
Group 4 Avenue of limes. (8 mature cat C) remaining 25-50 years old. Avenue does not read as hawthorn scrub interrupts line at 2 points.							
Group 5 Hawthorn hedge line with bramble							
Group 6 Fenced roundel of beech and hawthorn. Young hawthorn suffocated by bramble in places							
Group 7 Fenced roundel of oak/hornbeam with hawthorn hedge around outside. Fenced. Requires thinning. 25-30 years old							
Group 8 Fenced roundel (c25 years) of oak, field maple, ash with young hawthorn hedge around the outside. Good condition. Fenced. Requires thinning							
<b>Estimated age categories yrs</b>							
<b>A</b>	250-300+						
<b>B</b>	200-250						
<b>C</b>	150-200						
<b>D</b>	100-150						
<b>E</b>	50-100						
<b>F</b>	0-50						









Key		
<span style="color:red">—</span>	Pishiobury Park boundary	
<span style="background-color:yellow;">■</span>	tree group	
<span style="color:red;">●</span>	surveyed parkland tree	
<span style="color:blue;">●</span>	surveyed veteran tree	
<span style="color:green;">●</span>	newly planted parkland tree	

0.0	25.0	50.0
metres		
Date	Details	Revision
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 Landscape Architects Chris Burnett Associates White House Farm Boddings, Valpar Okehampton EX24 7DR Tel: 01822 359522 Fax: 01822 359522 Mobile: 07819 328810 chris@chrisburnettassociates.co.uk www.chrisburnettassociates.co.uk		
Client	<b>Hertfordshire County Council</b>	
Project	<b>Pishiobury Park, Hertfordshire</b>	
Title	<b>Figure 5.4 Tree Survey East</b>	
Scale	<b>1:2,500 @ A3</b>	
Date	Drawn 03/06/25	Checked JHD CB
Reference	Revision PPHPMP24.10c	



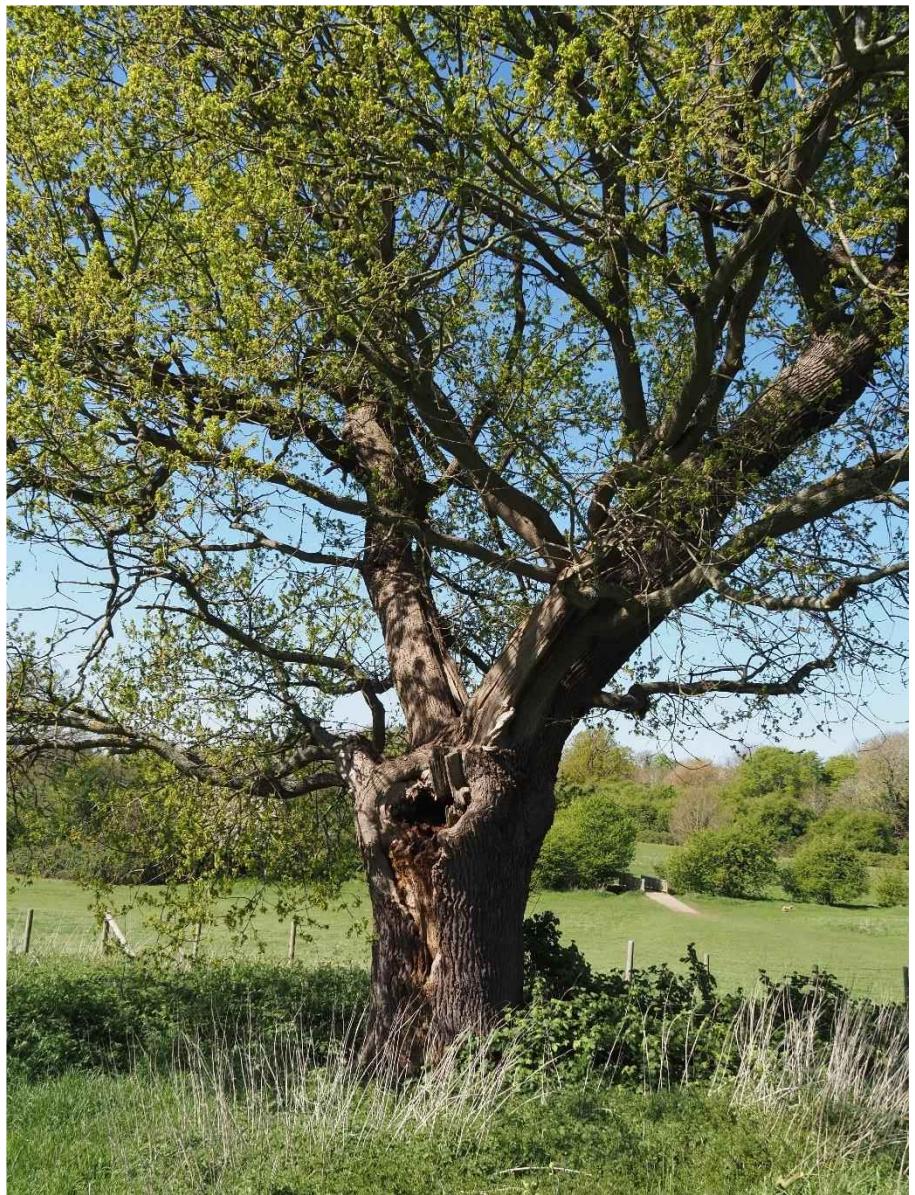
**Photo 1 (above) and Photo 2 (below). Two photographs illustrating the nature of the roundels in the park. Hawthorn hedges surround a mix of broadleaved trees**





**Photo 3 above  
illustrating the  
effective nature of  
recent tree planting in  
the park.**

**Photo 4 right is an  
example of one of the  
original parkland  
trees, now a veteran.**





**Photo 5. Oak Walk taken from the Newton Drive entrance looking south west**

## **Summary**

5.6 The overwhelming number of trees in the park appear to be in good condition. This applies equally across all age categories. The only variance to this are some of the oaks along Oak walk are showing signs of lack of vigour as do some of the mature horse chestnut.

5.7 Of notable significance are the large number of veteran hawthorns which remain a feature of the park and are often associated with some of the older roundels

5.8 Another feature of significance is the young lime avenue planted along the south western margins of the park.

5.9 Most of the newly planted parkland trees are doing well and have been adequately protected against cattle by robustly designed, and installed, tree guards. Some of the recent oak planted as replacement trees along oak walk, however, have not survived probably because regular maintenance ie frequent watering and weed control, both of which are needed at an early stage in the first years following planting for large stock, standard, trees, has been insufficient. Planting small trees in tree shelters may prove more effective.

5.10 In terms of the woodland areas of younger, more recent tree planting, are now in need of urgent thinning to promote optimum tree growth and improve the structure of the woodland concerned. This is addressed in the Woodland Management Plan which will be submitted to the Forestry Commission for approval. See **Appendix 5.0 Woodland Management Plan.**

## 6.0 Ecology

6.1 No fresh ecological survey work was undertaken. However, a walk over with Bob Reed, a knowledgeable member of the Friends of Pishiobury Park group, supplemented by his Eco Audit of Sawbridgeworth Parish<sup>41</sup> provides an excellent summary of the key features. This is supplemented by various species lists in **Appendix 6.0 Ecology** and **Appendix 6.1 Hertfordshire species records**.

### Grassland

6.2 *Pishiobury Park. 23.45 ha 62.9 acres. Listed as a County Wildlife Site with A\* potential in the Phase 1 Habitat Survey 2013. It is considered as unimproved or semi-improved grassland. The semi-improved aspect almost certainly comes from the fact that most of the Park is a sandy clay loam overlying Glacial gravel deposits and similar, these soils rapidly dry out in the summer months and those plants which have a bulbous root or underground storage organ are best suited to survive. The farmer who leased the grazing post World War II is said to have applied 1% nitrogen to the most favourable areas but never used any herbicides. On occasions they grazed up to 90 head of cattle on the Park along with several horses used for foxhunting and even a small flock of sheep at one time. A wide range of flowering plants provide a species rich grassland. Ancient grassland indicators including *luzula campestris* (Field wood rush) and *Conopodium majus* (Pignut). Good populations of *gallium verum* (Ladies Bed Straw), *lotus corniculatus* (Birds foot trefoil) and *cirsium acaule* (Dwarf Thistle. *Ophyrys apifera* (Bee orchid) flower periodically and there are a wide range of native grasses including *briza media* (Quaking Grass) and *cynosurus cristatus* (Crested Dog's tail). There are a wide range and substantial population of grassland invertebrates including Cockchafer beetles and Adonis Ladybird. Wax Fungi appear in season.*

6.3 *Pishiobury Park Ditch. 0.79 miles. This ditch only flows periodically, taking surface run-off from the High Wych and Harlow roads. Through the Park its course is marked by a line of older Hawthorns and the gradient has been modified at some point probably in the 18th-century. This modification was almost certainly to enable what would have been a wetter and marshy area of the Park to be drained as part of the creation of the 18th century landscape Park. A small pond has been excavated in the 1980s and a pond dipping platform installed which was never successful due to the fact that the pond receives polluted water from the main road and the biodiversity is hence low. The ditch follows an interesting*

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<sup>41</sup> An eco-audit of Sawbridgeworth Parish, Herts by Bob Reed 2021

*course through the gardens of houses at Pishiobury Drive, passing under a culvert under the Drive and then reappearing in the Meadows on the south side of Pishiobury Drive to join the Pishiobury Brook*

6.4 **Plovers Mead.** 0.97 ha (2.4 acres.) An area of wet grassland mainly populated by sedges to the west of the River Stort. The wettest areas support much Lesser Pond-sedge (*Carex acutiformis*). Other species recorded include Ragged Robin (*Lychnis flos-cuculi*), Floating Sweet-grass (*Glyceria fluitans*), Meadow Vetchling (*Lathyrus pratensis*) and Lady's Smock (*Cardamine pratensis*). The area is important for riparian mammals with both Water Vole (*Arvicola amphibius*) and Otter (*Lutra lutra*) recorded in the area.

### **Grassland management**

6.5 At present the grassland is managed by a herd of c. 45 Longhorn cattle which are introduced annually by an independent livestock management company around late May / early June depending on grass growth at the time. The cattle are then removed at the end of the summer. If necessary, and the cattle have failed to keep on top of grass growth during the summer, then EHDC will top the grass in the park.

6.6 The grassland appears as a well managed sward with no evidence of poaching, over grazing or bare ground. Grass length is variable as might be expected with a mobile herd of cattle. The fact a diverse species mix is established throughout the park , especially in respect of the chalk grassland, suggests that the current management regime should continue.

6.7 However, after consultation with Historic England cattle should not be allowed to access the Scheduled Monument and management should be restricted to cutting for hay or controlling grass growth by regular topping.

## 7.0 Visitor survey and access

### Introduction

7.1 A visitor survey was carried for two months by Community First Partnership (CFP) with support from Chris Burnett Associates and the Friends of Pishiobury Park Group. An online visitor survey was devised by CFP and hosted on the East Hertfordshire Council website. The survey ran for two months in April and May 2025. Leaflets were handed out (which linked directly to the online questionnaire), to visitors to the park at two key entrances: Harlow Road Car Park Entrance and Newton Drive entrance.

7.2 Visitor counts were also carried out by CBA and members of the friends group at each of these locations on specific dates and times.

7.3 Results of the visitor survey and counts are set out below.

### Visitor Survey

7.4 A visitor survey was conducted to assess visitor satisfaction, identify patterns of use, and highlight any areas for improvement at Pishiobury Park. The insights gathered will be used to support the development of an updated Parkland Master Plan for Pishiobury Park.

7.5 To promote participation, the survey was advertised online and on-site via posters. Consultant Chris Burnett, alongside members of the Friends of Pishiobury Park, actively engaged with park users by distributing flyers and encouraging visitors to complete paper surveys throughout the survey period. The survey was open for a total of six weeks and received 196 responses.

### Respondent Profile

7.6 The majority of respondents were between 50 and 69 (48.2%). Younger age groups were less represented, with only 7.5% of respondents under the age of 29. Age Ranges of respondents has been included in the table below.

Age Range	Percentage
Under 18	1.6%
18-24	1.6%
25-29	4.3%
30-39	13.3%
40-49	17.0%
50-59	28.2%
60-69	20.2%
70+	13.8%

*Table 1- Age Range of Respondents*

7.7 A total of 8.6% of respondents reported having a disability. Most respondents were women (63.0%), 36.4% were male, and the remaining respondents chose not to answer.

7.8 The survey population was predominantly White (89%), with small representations from Asian/Asian British (2 individuals), Black/Black British/Caribbean/African (1 individual), Mixed/Multiple ethnic groups (3 individuals), and one respondent identifying as another ethnic background. The remaining 8% chose not to answer this question.

### **Travel to Site**

7.9 As part of the visitor survey, respondents were invited to provide their postcode. These postcodes have been mapped in Figure 1 below, where Pishiobury Park is represented by the green area. The majority of postcodes are concentrated within a 1km radius of the site, with some extending into the 2km zone, indicating that most visitors live locally. A small number of outliers were recorded, including to the north in East Hertfordshire and to the south in Harlow. Only one respondent provided a postcode from Uttlesford, suggesting limited use of the site from that Local Authority.

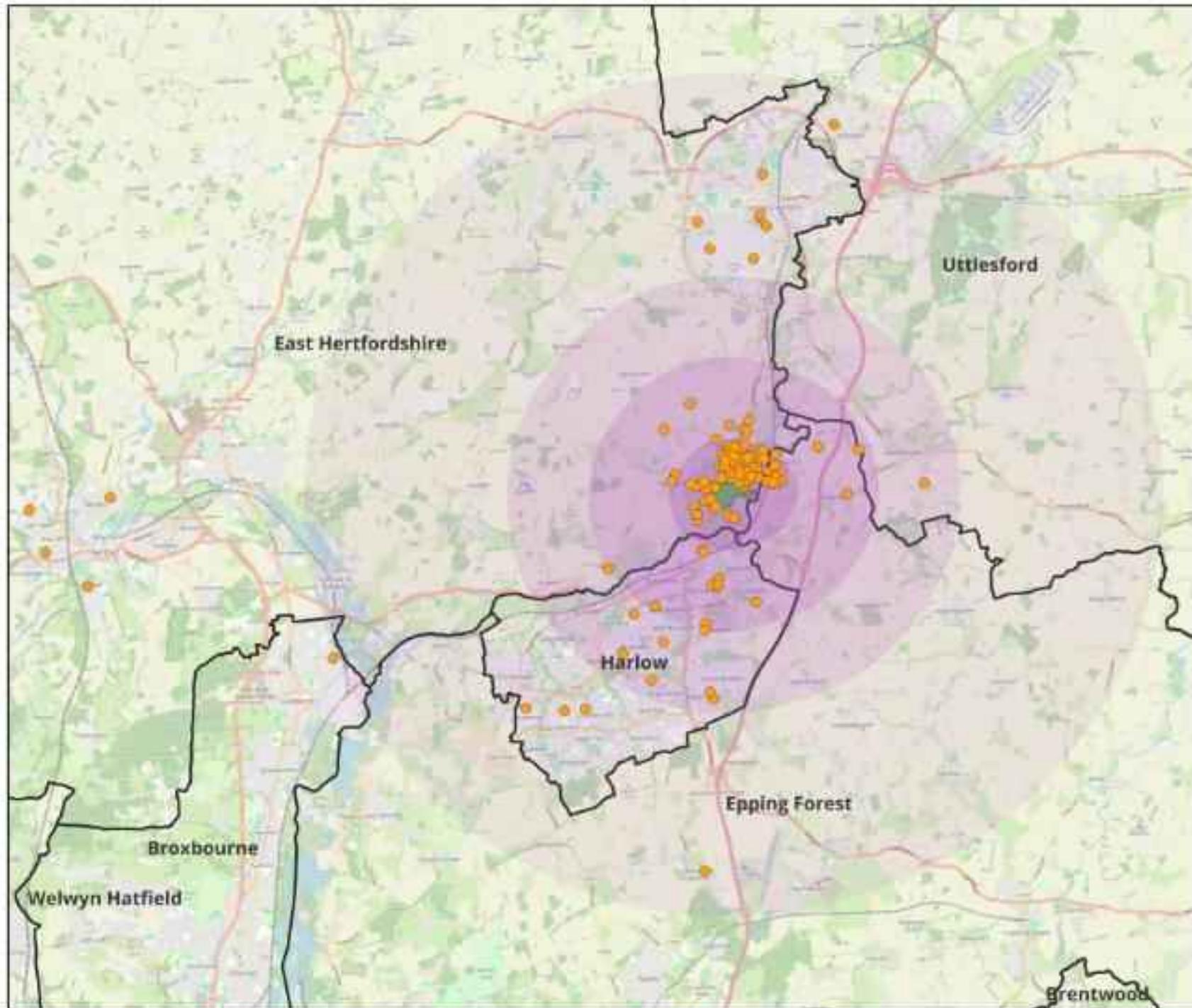


Figure 1- Mapped postcodes provided by respondents.

## PISHOBURY PARK VISITOR SURVEY

Figure 1  
Visitor Survey  
Respondents

### LEGEND

- Respondent Postcodes
- Pishobury Park Boundary
- 1 Km Buffer
- 2 Km Buffer
- 5 Km Buffer
- 10 Km Buffer
- Local Authority Boundaries

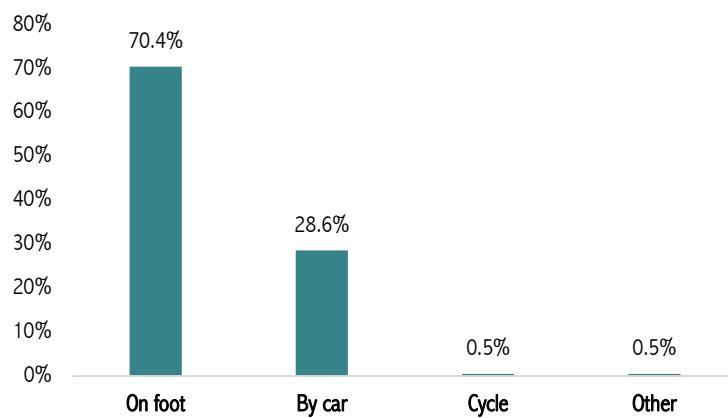
Contains Ordnance Survey Open data and data supplied by (2020) Census. Reproduced under the Open Government Licence v2.0  
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Document Licence v2.0  
Map Data from Open Data Map © <https://www.ordnancesurvey.co.uk/open-data-map/>

Drawn by: AS      Checked by: AS      Date: 02/06/25



7.10 Respondents were asked to indicate their usual mode of travel to the site. The vast majority (70.4%) reported travelling on foot, highlighting a strong reliance on pedestrian access. This suggests that most users live near the site, as supported by the data presented in Figure 1 above.

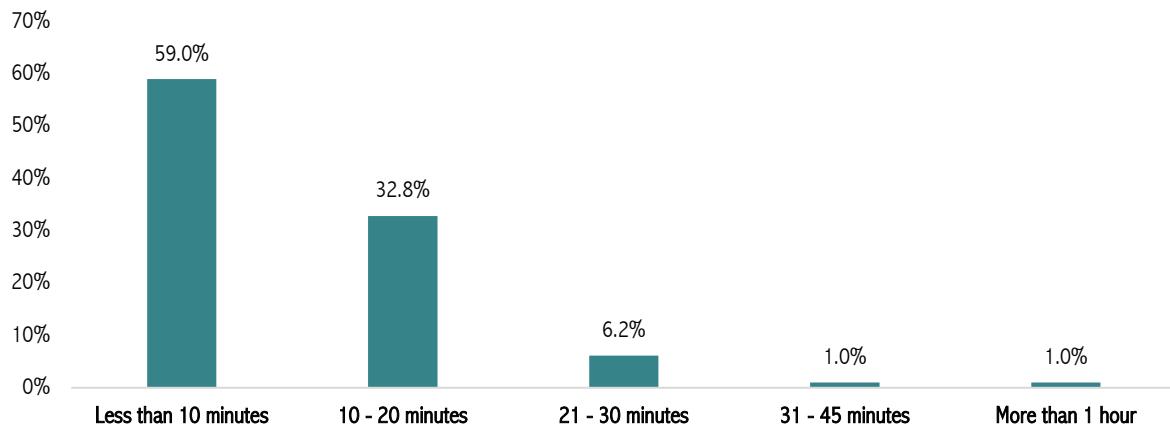
7.11 A significant minority (28.6%) indicated they travel by car, which was more common among those visiting from further afield. In contrast, cycling and other modes of transport were extremely rare, with only one respondent selecting each. No further detail was provided for the "other" category.



*Figure 2- Method of transport to Pishiobury Park.*

7.12 Figure 3 summarises responses to the question: "Typically, how long does it take for you to travel to the site?" Most visitors (91.8%) reported travelling to Pishiobury Park in 20 minutes or less, indicating that the park is primarily used by local residents. This finding is consistent with the high proportion of respondents who reported walking as their main mode of transport.

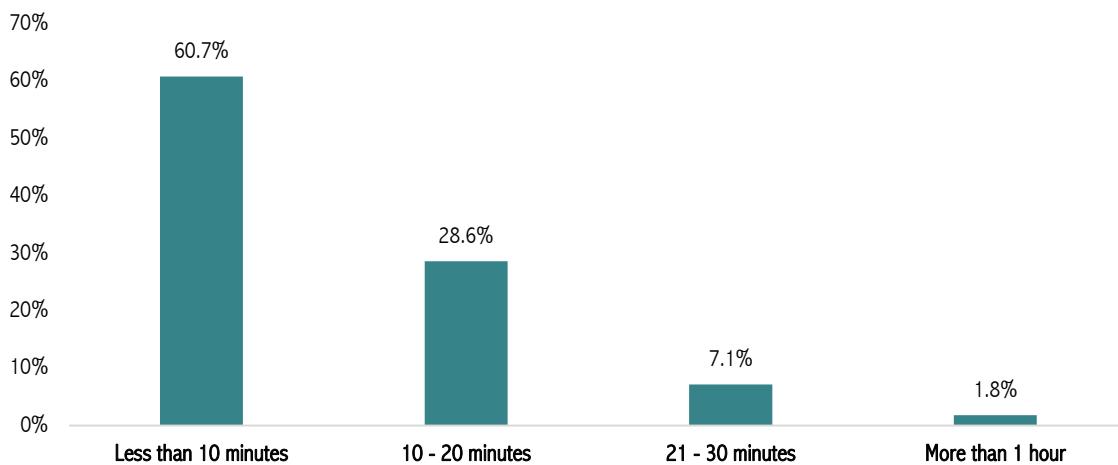
7.13 Very few respondents (only 2%) indicated travel times of over 30 minutes, suggesting that the park has limited draw for long-distance visitors and functions mainly as a community-level green space.



*Figure 3- Visitor travel time to Pishiobury Park*

7.14 In order to better understand the relationship between mode of transport and proximity to Pishiobury Park, further analysis has been undertaken to compare travel times of respondents by mode of transport for those who travel by car and those who travel on foot.

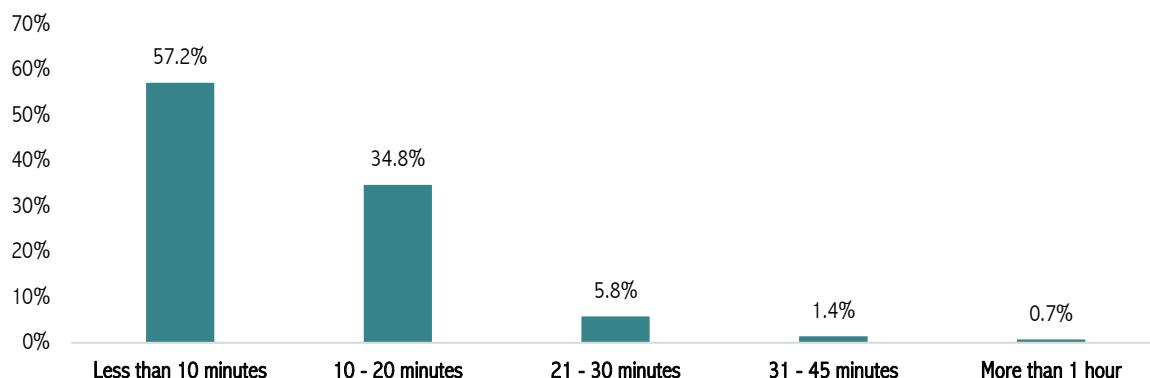
Of those who travelled by car (28.6% of all respondents):



*Figure 4- Travel time to Pishiobury Park for those who travel by car*

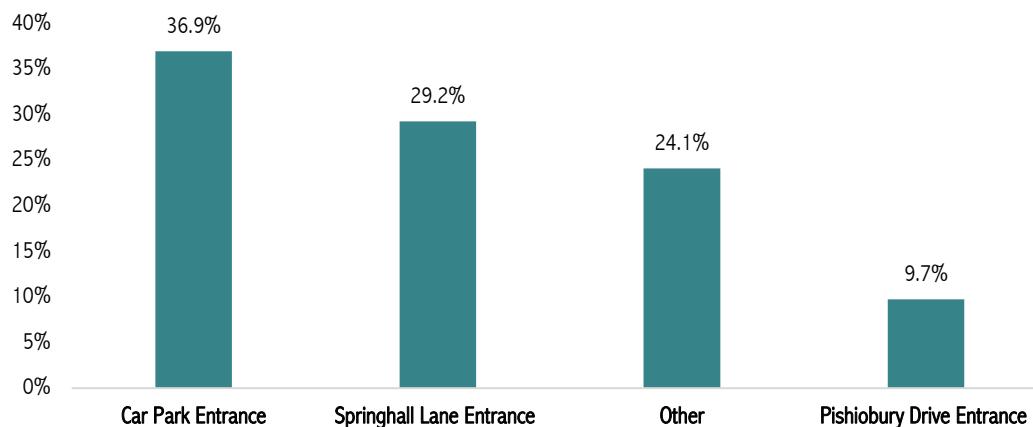
7.15 This suggests that most car users are still relatively local, with almost 90% reaching the site within 20 minutes and 60.7% driving less than 10 minutes. The use of a car does not necessarily indicate long-distance travel; rather, it may reflect factors such as convenience or the need to transport others (e.g. children or elderly family members). It is also likely that limited public transport options to the site contribute to some visitors relying on private vehicles to access Pishiobury Park.

Among those who travelled by foot (70.4% of all respondents):



*Figure 5- Travel time to Pishiobury Park for those who travel on foot*

Figure 5 above confirms that most pedestrians also live nearby, with over 90% walking to the site within 20 minutes. There are a few outliers who reported walking for longer periods to reach Pishiobury Park. This may be due to recreational motivations, such as choosing to walk to the park as part of a longer exercise route or for leisure purposes before spending time within the park itself.



*Figure 6- Frequency of site entrances to Pishiobury Park typically used by respondents*

7.17 Respondents were asked which entrance they typically use to access Pishiobury Park. As shown in Figure 6, just over a third of respondents (36.9%) reported using the car park entrance, making it the most used access point. Given that this percentage is higher than the proportion of respondents who travel by car, it suggests that this entrance is also frequently used by pedestrians.

7.18 The Springhill Lane entrance was also popular among respondents, indicating that the park is accessed from multiple directions. While access is not evenly distributed, the responses suggest a

relatively balanced use of the entry points around the site. Responses listed under "other" have been summarised below.

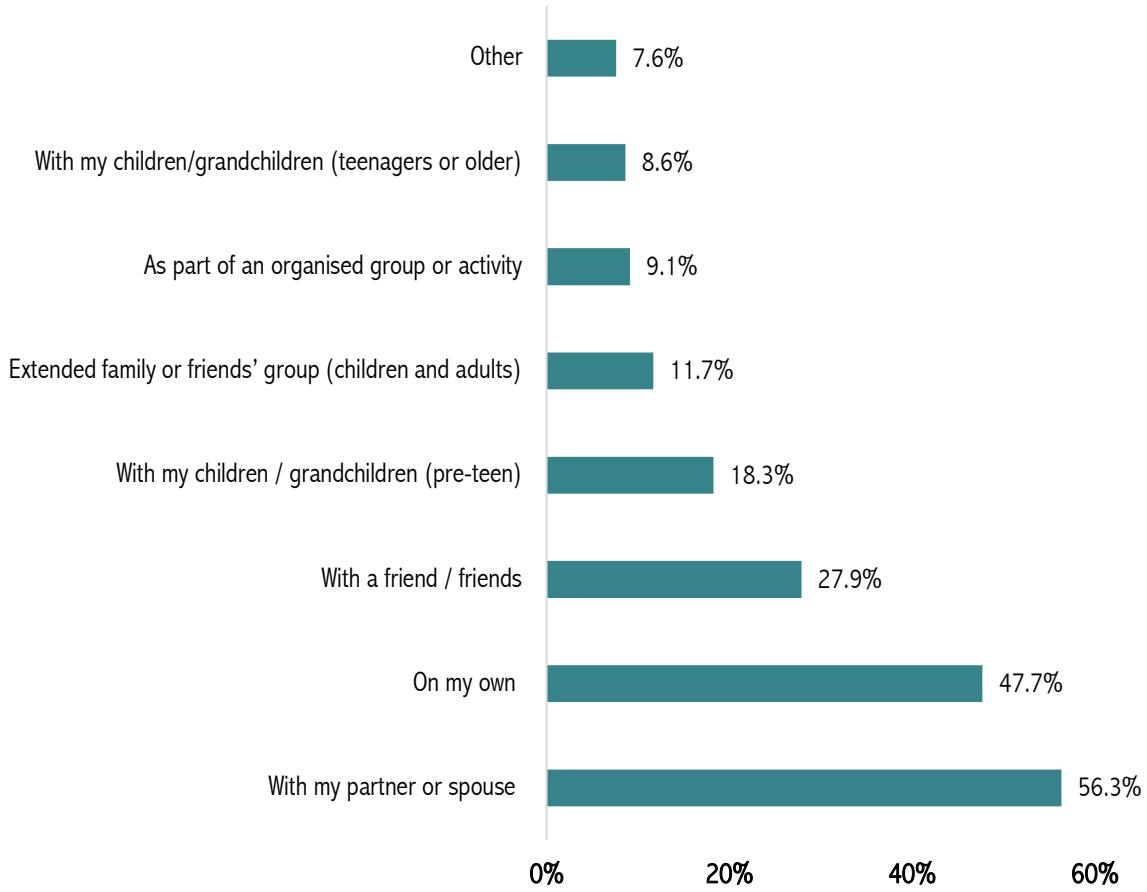
7.19 Of those who selected other 24 responses referred to the River Stort or Canal-related routes. This was then followed by 12 users who reported accessing the site via Newton Drive. The remaining answers were a mixture of Brook Road routes, Harlow Road and access from neighbouring private gardens.

### **Visiting Habits**

7.20 The majority of respondents (73.7%) have been visiting Pishiobury Park for more than five years, with a further 21.1% having used the site for one to five years. This suggests that the park has a well-established and loyal visitor base, indicating its long-term value and importance to the local community. Very few respondents are new visitors (1.0% having only begun using the site in the last 6 months and 4.1% in the last year).

7.21 Respondents were asked who they typically visit Pishiobury Park with. The results as summarised in *Figure 7* indicate that the park is primarily used for social and family-oriented visits, although a significant proportion of visitors also attend alone. The most common response was "with my partner or spouse" (56.3%), followed by "on my own" (47.7%).

7.22 A combined 38.6% of respondents reported visiting the park with family members, including children, grandchildren, or as part of an extended family group. Of the 15 individuals who selected "Other", 13 stated that they visit the park with their dog, highlighting the site's popularity among dog walkers.



*Figure 7 - Who visitors typically visit Pishiobury Park with.*

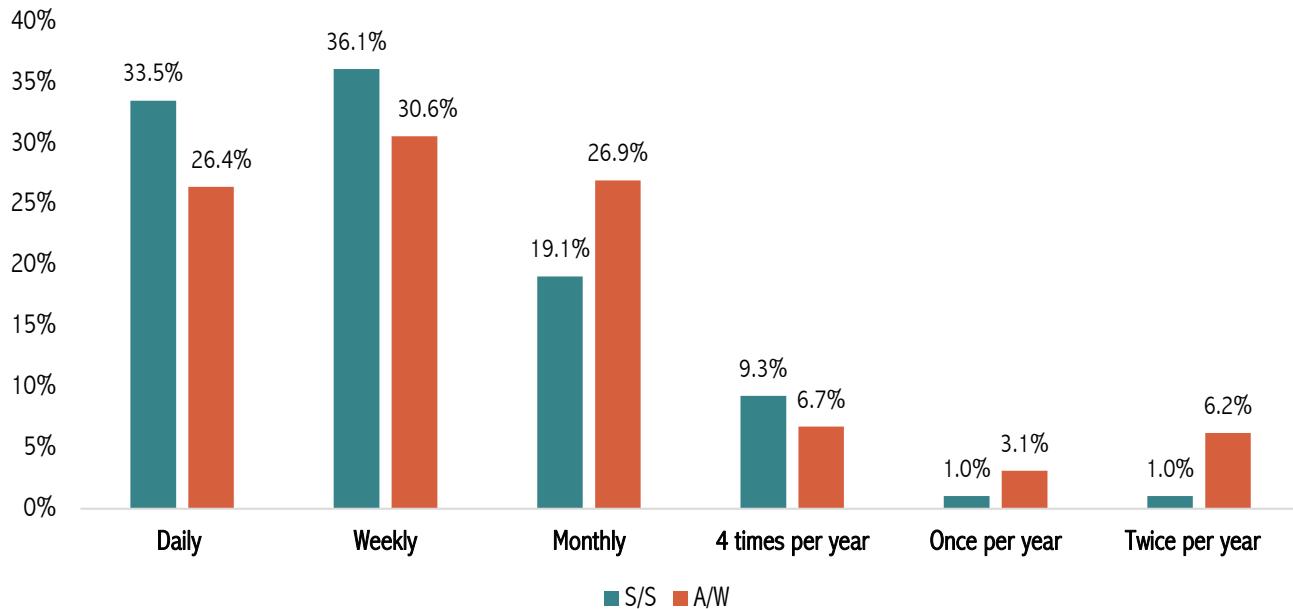
### **Visitors by Season**

7.23 Part of the aim of the visitor survey was to explore patterns of park use across different seasons, specifically comparing spring and summer with autumn and winter.

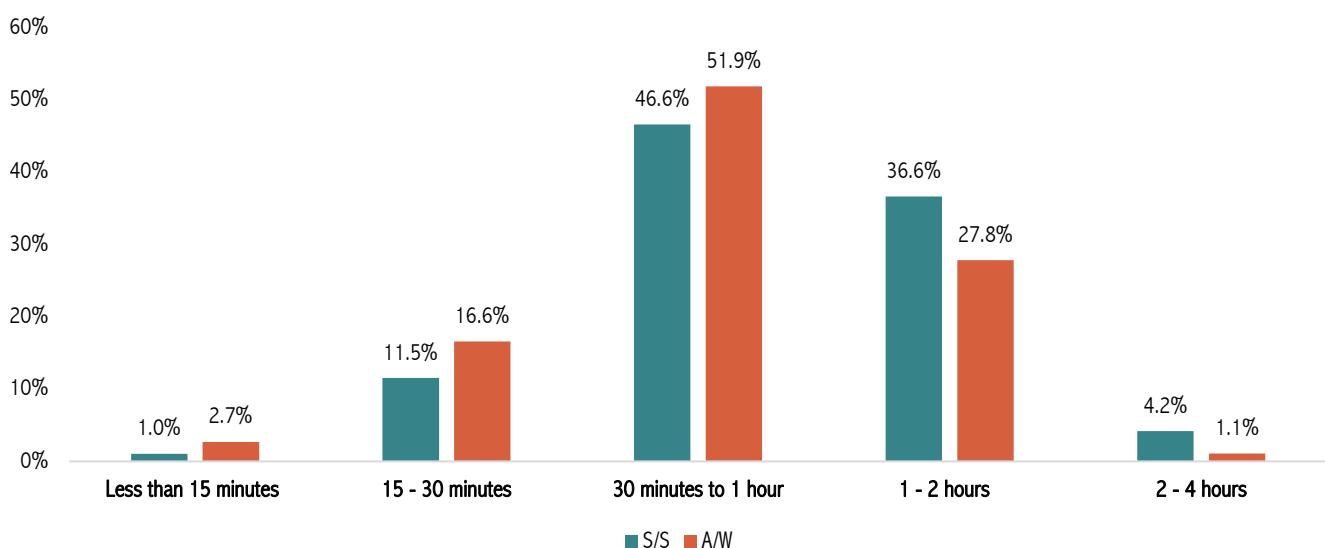
7.24 As expected, there is some variation in the frequency of visits between the two periods, summarised in Figure 8. Daily visits are more common in spring and summer, with a 7.1% decrease reported in autumn and winter. Conversely, monthly visits increase during the colder months, rising from 19.1% in spring/summer to 26.9% in autumn/winter.

7.25 This suggests that while visit frequency does decline, likely due to factors such as colder weather and reduced daylight, the park continues to attract a consistent number of visitors. Overall, the data indicates that Pishiobury Park remains well-used throughout the year.

7.26 As expected, dwell times at Pishiobury Park were generally longer in Spring/Summer compared to Autumn/Winter. During the warmer months, a higher proportion of visitors stayed for 1–2 hours (36.6%) than in the colder months (27.8%). However, the overall pattern of time spent in the park remains broadly consistent across seasons, with 30 minutes to 1 hour being the most common visit duration in both periods as shown in *Figure 9*.

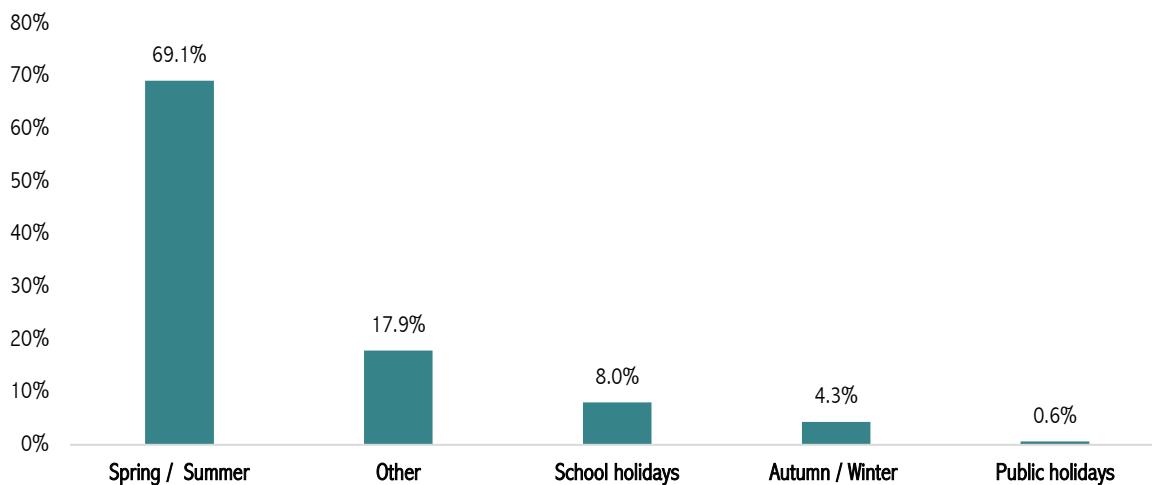


*Figure 8 - Comparison of frequency of visits by season, where S/S is Spring / Summer and A/W is Autumn/Winter*



*Figure 9- Comparison of dwell time of visitors by season, where S/S is Spring / Summer and A/W is Autumn / Winter*

7.27 **Figure 10** shows there is a clear seasonal preference among park visitors, with over two-thirds (69.1%) indicating they visit more frequently during spring or summer. Among those who selected "Other," most comments suggested that their use of Pishiobury park remains consistent throughout the year. Additionally, there is a noticeable audience that visits during school holidays, which aligns with findings from **Figure 7** showing that many families use the site.



*Figure 10 - Do you visit more at a specific time of year*

7.28 The map below illustrates the frequency of visits to Pishiobury Park during the spring/summer months. Figure 11 shows that the majority of users are local, with a mix of daily, weekly, and monthly visitors residing within 1km of the site and across East Hertfordshire. There are a few outliers, including a small number of daily visitors travelling from further afield, particularly from Harlow.

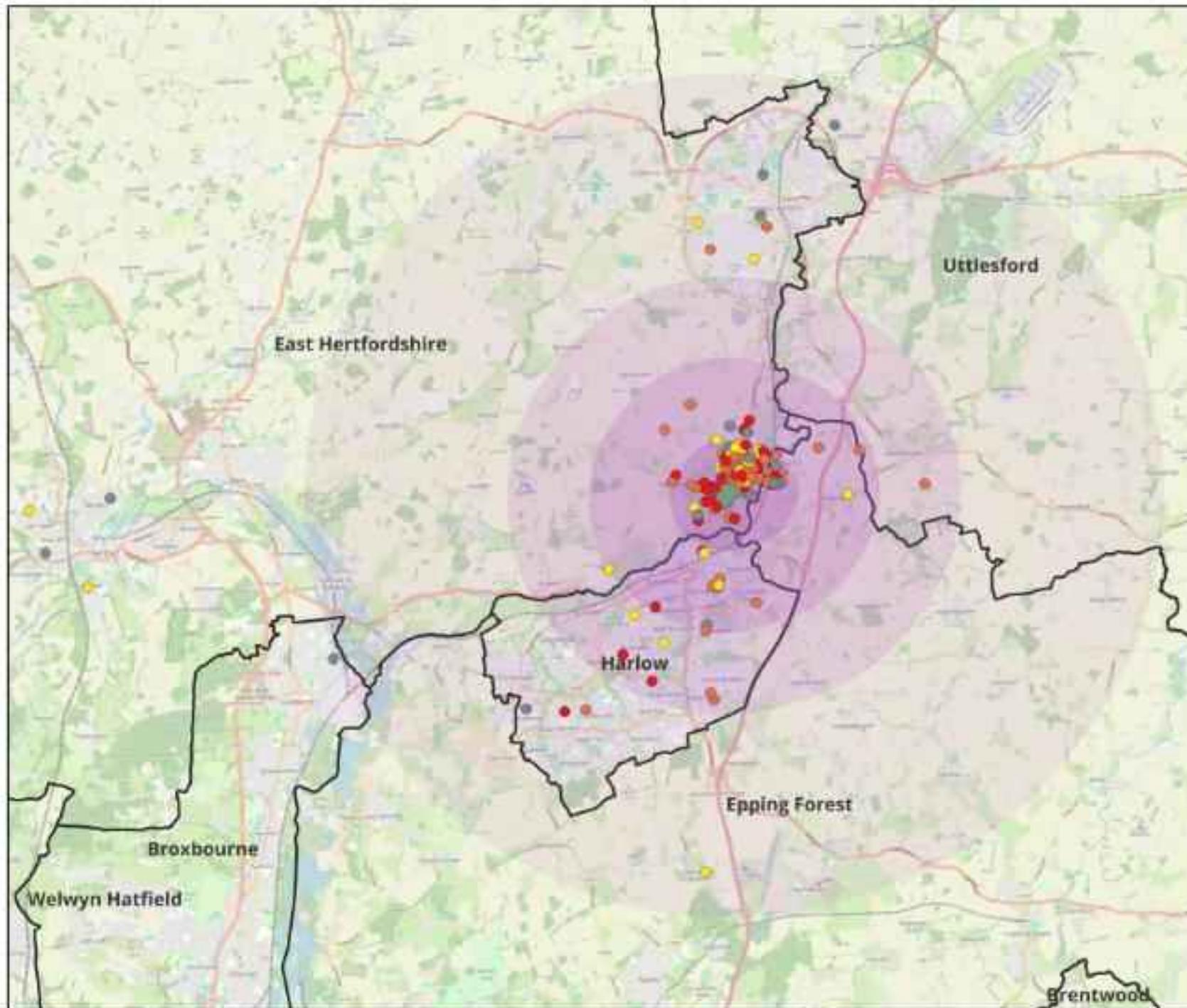


Figure 11 - Postcode Data by visiting frequency in Spring / Summer

## PISHIBURY PARK VISITOR SURVEY

Figure 2  
Visitor Survey  
Spring / Summer Frequency

### LEGEND

- Respondent Postcode
- Spring Summer Frequency
  - Daily
  - Weekly
  - Monthly
  - 4 times per year
  - Twice per year
  - Once per year
- Pishibury Park Boundary
- 1 Km Buffer
- 2 Km Buffer
- 5 Km Buffer
- 10 Km Buffer
- Local Authority Boundaries

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Drawn by: AS	Checked by: AS	Date: 02/06/23
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7.29 The map below illustrates the frequency of visits to Pishiobury Park during the autumn/winter months. Compared to Figure 11 in Figure 12, there are more yellow dots visible, highlighting the decrease in daily/weekly visitors and the increase in monthly visitors.

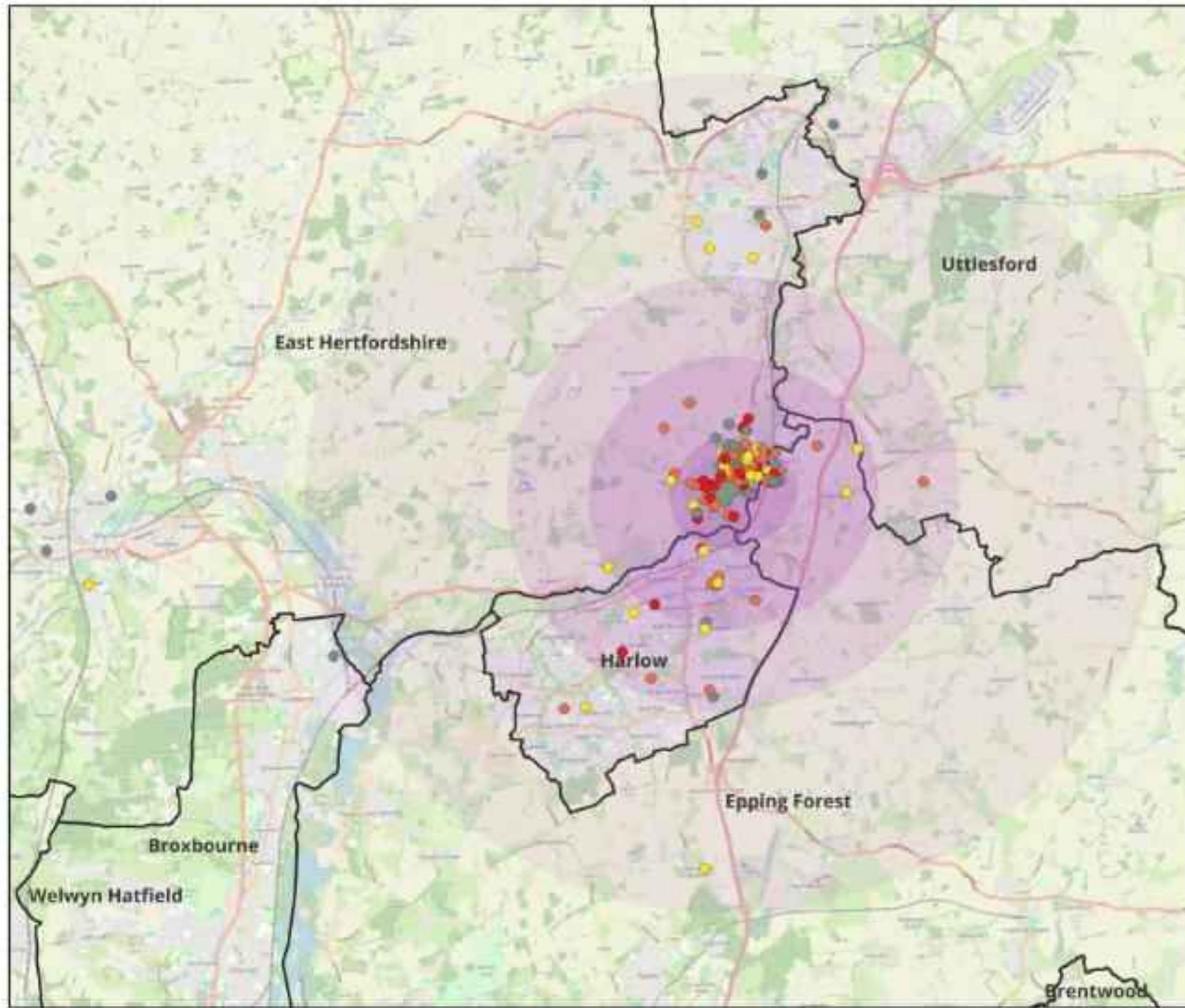


Figure 12- Postcode Data by visiting frequency in Autumn / Winter

### PISHIOBURY PARK VISITOR SURVEY

Figure 3  
Visitor Survey  
Autumn / Winter Frequency

#### LEGEND

● Respondent Postcodes

Autumn Winter Frequency

● Daily

● Weekly

● Monthly

● 4 times per year

● Twice per year

● Once per year

● Pishobury Park Boundary

● 1 Km Buffer

● 2 Km Buffer

● 5 Km Buffer

● 10 Km Buffer

● Local Authority Boundaries

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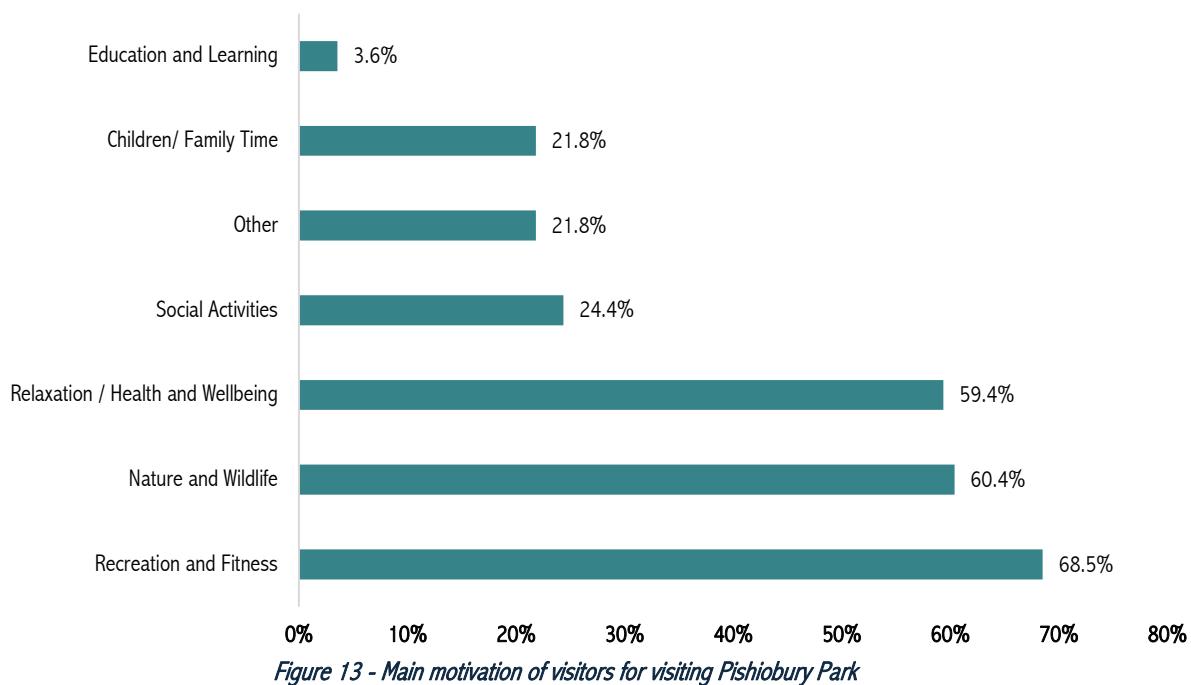
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## Reasons for Visiting

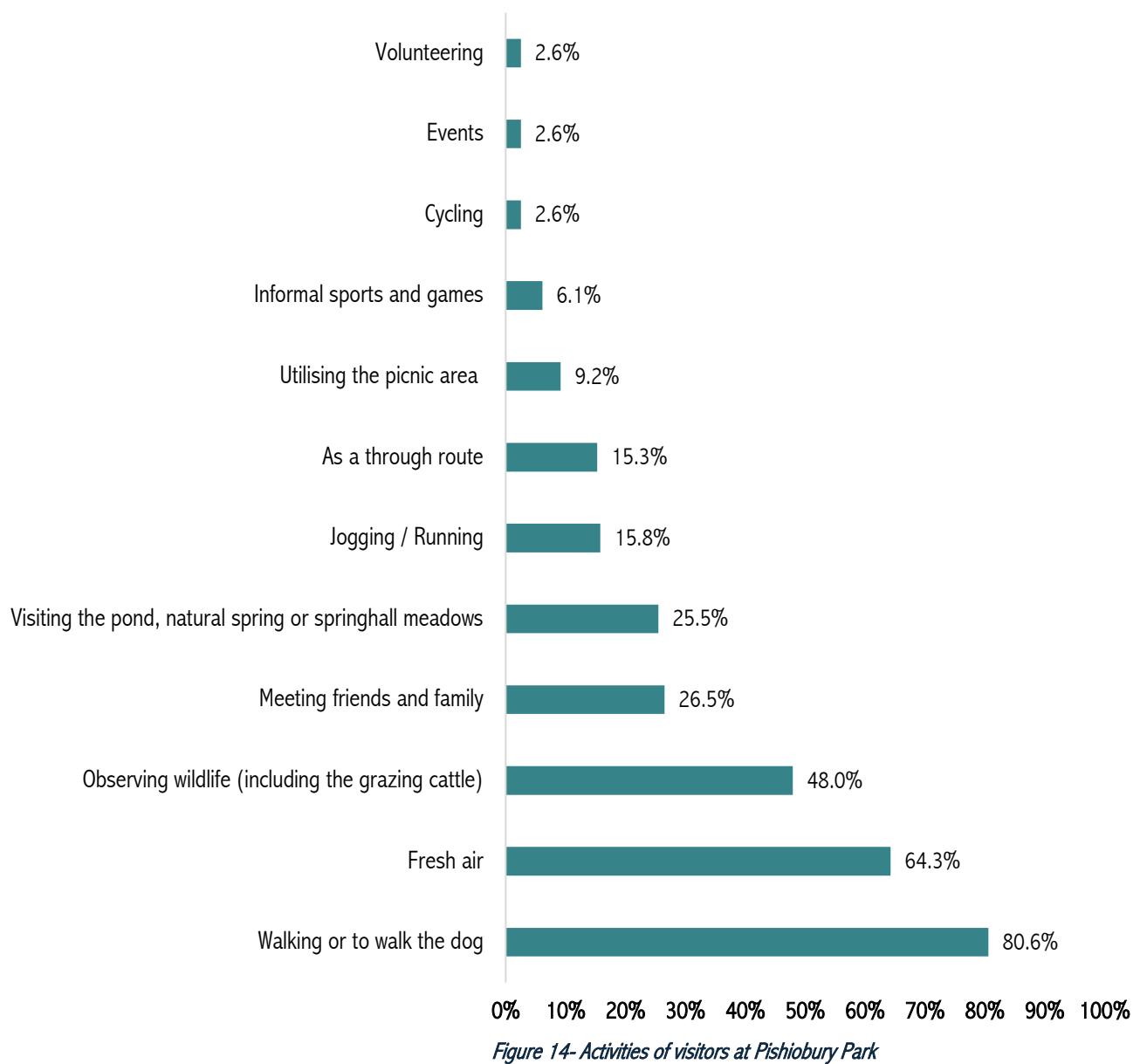
7.30 As shown in Figure 13 the primary reason people visit Pishiobury Park is for recreation and fitness (68.5%), followed by experiencing nature and wildlife (60.4%). The third most common motivation is relaxation and support for mental and physical well-being. These top three reasons all share a focus on personal health and a connection with nature, highlighting the park's role as a valuable space for healthy living and overall well-being. Beyond these, there is a noticeable drop in responses with the next most cited motivations being social activities, children and family time, and 'other' being selected by around 20% of respondents, with most of the latter specifying dog walking as their reason for visiting.



7.31 The survey also asked visitors to identify their most common activity at Pishiobury Park. Walking the dog emerged as the most popular activity by a significant margin, with 80.6% of respondents selecting this option. This was followed by seeking fresh air (64.3%) and observing wildlife (48.0%). Visiting the park's natural features, such as the pond, was also popular, with around a quarter of respondents choosing this. These frequently selected activities align closely with the top motivations for visiting the park, reinforcing its value as a space for nature, wellbeing, and everyday routine.

7.32 The responses also suggest that the park is a well-used space for informal social gatherings, with some visitors using it to meet friends or family or to enjoy the picnic area. While activities like jogging or informal sports and games were less commonly reported, the responses suggest that the park is still used for these more active pursuits but to a lesser extent. Overall, the activities selected by

respondents, shown in Figure 14, suggest that the site is valued as a local green space for everyday wellbeing and casual recreation.



## Value of Attributes

7.33 Respondents were asked to rate different aspects and attributes of Pishiobury Park from very valuable to not at all valuable. The results are shown in Table 2 below

Aspect or Attribute	Very Valuable	Fairly Valuable	Not Very Valuable	Not at all Valuable	Don't know
Somewhere to improve my mental and physical well-being	84.9%	13.0%	2.1%	0%	0%
Providing contact with nature and wildlife /seasonal change	79.7%	19.8%	0.5%	0%	0%
Providing environmental benefits (clean air, cooling, flood alleviation etc.)	72.5%	22.8%	2.6%	0.5%	1.60%
Providing safe access to outside space	86.7%	11.7%	1.1%	0%	0.50%
A safe place for children and young people to develop independence	61.7%	20.8%	4.9%	6.6%	6.0%
Having a space to socialise/ meet friends and family	49.2%	36.6%	8.7%	4.4%	1.1%
As a place to engage with people and the community, informally and through events and activities	37.3%	36.2%	17.8%	5.4%	3.2%

*Table 2- Value of aspects and attributes of Pishiobury Park*

7.34 The results indicate that Pishiobury Park is regarded as a very valuable place for mental and physical wellbeing (84.9%) and for providing safe access to outdoor space (86.7%), highlighting its important role in supporting users' health and its accessibility. Contact with nature and seasonal change is also highly valued (79.7%), reinforcing the significance of natural features in shaping positive visitor experiences. Additionally, a strong majority (72.5%) view the park as very valuable for its environmental benefits, such as clean air and flood alleviation, suggesting a growing public awareness of the role of green spaces in towns and cities.

7.35 However, while earlier findings showed that the park is used to meet and spend time with friends and family, fewer than half of the respondents (49.2%) rated it as very valuable for socialising, with a further 36.6% saying it was fairly valuable. This suggests there is room to enhance its function as a social space. Similarly, only 37.3% saw the park as very valuable for engaging with the community through events and activities, and this aspect had the highest percentage (17.8%) of respondents who selected “not very valuable”. Moreover, 11.5% felt the park was not very or not at all valuable as a safe space for children and young people to develop independence.

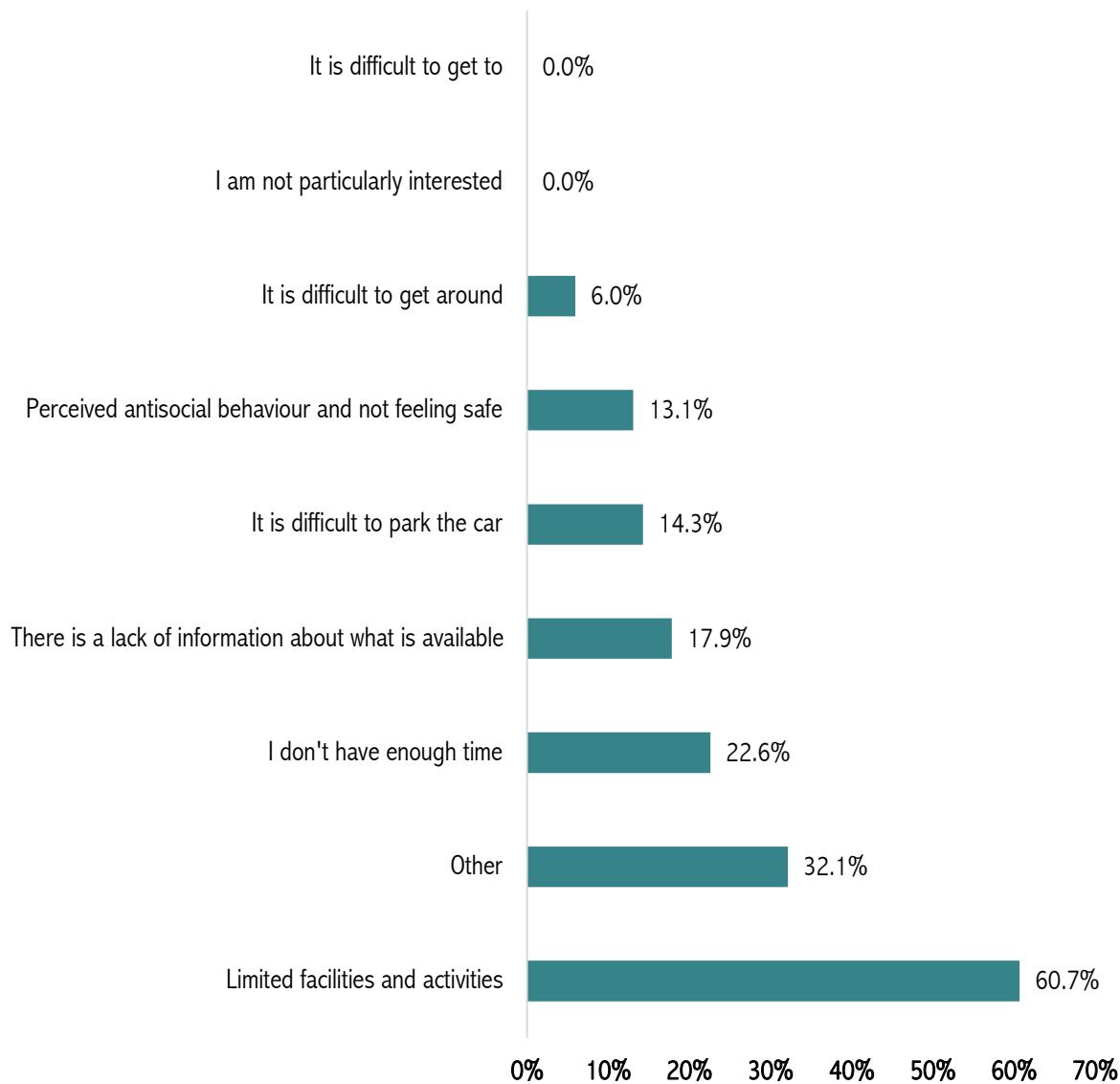
7.36 Overall, while Pishiobury Park is clearly valued for individual wellbeing, access to nature, and environmental benefits, there looks to be potential to strengthen its role as a place for community interaction and family-oriented use.

### **Barriers to Use and Enjoyment**

7.37 When asked if there were any barriers to enjoying Pishiobury Park, 55.1% of respondents stated that this question was not applicable, indicating that nothing restricts or limits their use of the site. The responses from the remaining 84 participants are summarised in Figure 15.

7.38 Notably, no respondents selected the options ‘It is difficult to get to’ or ‘I am not particularly interested’, which supports earlier findings that the park has multiple access points and that most users are local, suggesting accessibility is not an issue. In contrast, the most frequently cited barrier to enjoyment was the limited facilities and activities available on site, highlighting a key area for potential improvement.

7.39 Under "Other", comments highlighted recurring concerns around the cattle, ranging from fear of their presence to issues with mess and damage to ground conditions. Uncontrolled or off-lead dogs were also frequently mentioned, along with poor path conditions, particularly muddiness in winter. Respondents noted a lack of facilities such as toilets, bins, sufficient parking, and accessible routes for wheelchair users. There were also several suggestions for improvements, including the addition of fitness trails, a café or trailer in the car park, and a children's play area.



*Figure 15 - Issues that restrict use or enjoyment of Pishiobury Park*

7.40 Finally respondents were asked if there were any specific issues or features that they disliked, including any areas that felt unsafe or what facilities they feel are missing. The open comments (with responses

for No or N/A removed) are set out in **Appendix 7.1 Pishiobury Park Visitor Survey** but the key issues or concerns are summarized below:

**Access:** Some paths are difficult to navigate especially in winter when they are muddy

**Cattle:** some concerns over the cattle were raised with a suggestion that they should be fenced

**Dogs:** Dog control was cited as an issue with people reporting that many were out of control and not there were enough dog bins.

**Toilets.** Lack of toilet provision was cited as a key concern.

**Facilities :** The provision of a café, play area and more benches would be welcomed

**Safety:** Some concerns were raised about how unsafe the park felt in the evening with some evidence of anti social behaviour and more patrols would be welcomed.

## Visitor Count

7.41 A count of visitors to Pishiobury Park was conducted by CBA and members of the Friends of Pishiobury Park. The data has been analysed below.

Date	Time	Weekday /Weekend	Time of Day	Location	Adults	Children	Dogs	Bikes
15.4.25	2.30-3.30	Tuesday	Afternoon	Car Park	26	12	14	2
17.4.25	1.00-2.00	Thursday	Afternoon	Car Park	35	19	19	
17.4.25	3.00-3.30	Thursday	Afternoon	Car Park	10	5	4	
8.5.25	10.00-11.00	Thursday	Morning	Car Park	22	1	10	
8.5.25	2.00-3.00	Thursday	Afternoon	Newton Drive Entrance	21		10	
8.5.25	3.15-4.15	Thursday	Afternoon	Car Park	31	2	4	
21.5.25	8.30-10.30	Wednesday	Morning	Newton Drive Entrance	31		38	
23.5.25	8.00-10.00	Friday	Morning	Springhall Field/Boardwalk	37	2	27	

*Table 3 - Visitor Count Data, raw format*

7.42 Access tracks, all of them desire lines through the grass sward, with the exception of Oak walk which has a gravel surface for much of its length have been mapped and are shown on **Fig 7.1 Access Tracks** below.



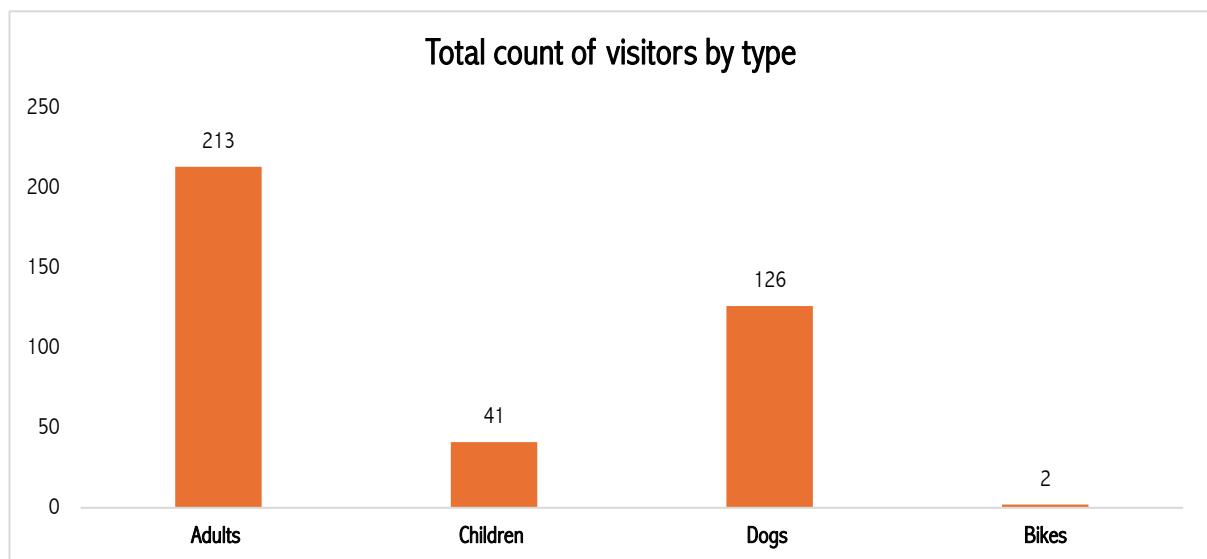


Figure 1- Total count of visitors by type

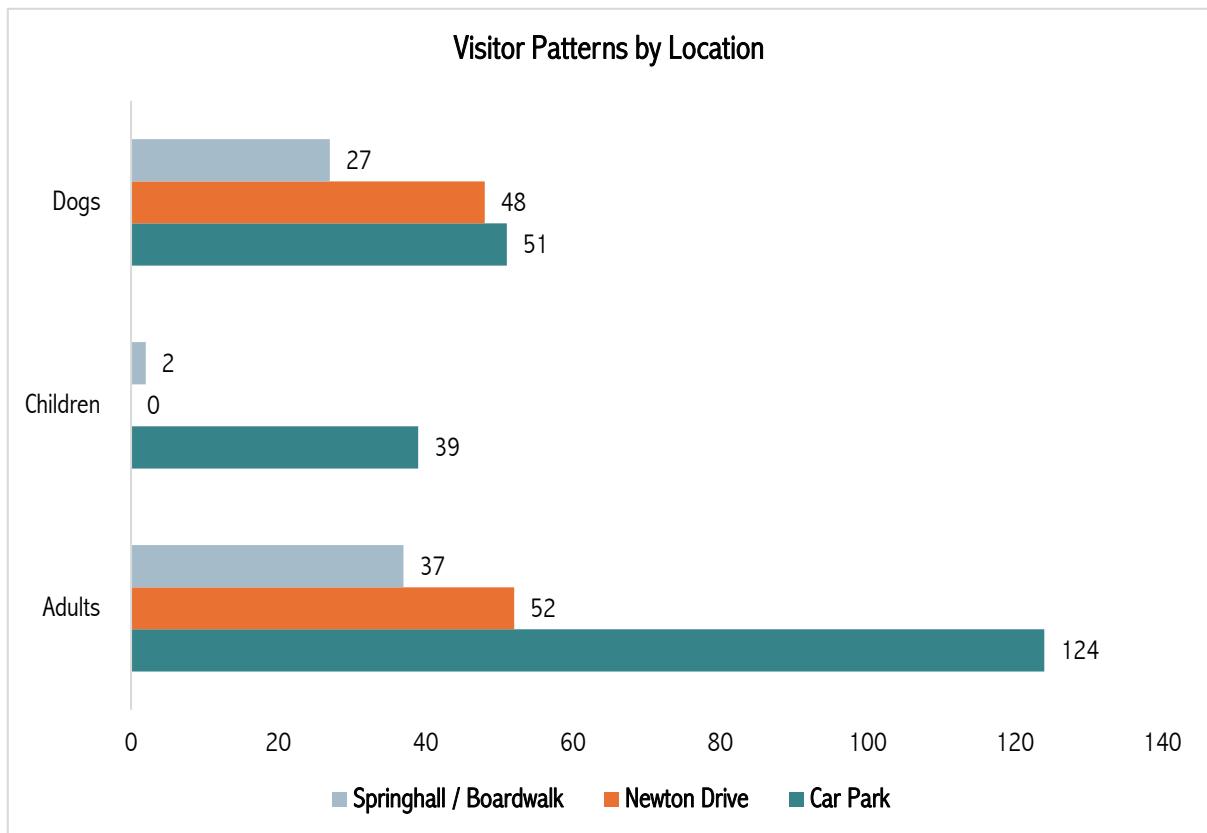


Figure 2 – Visitor Patterns, groups by location

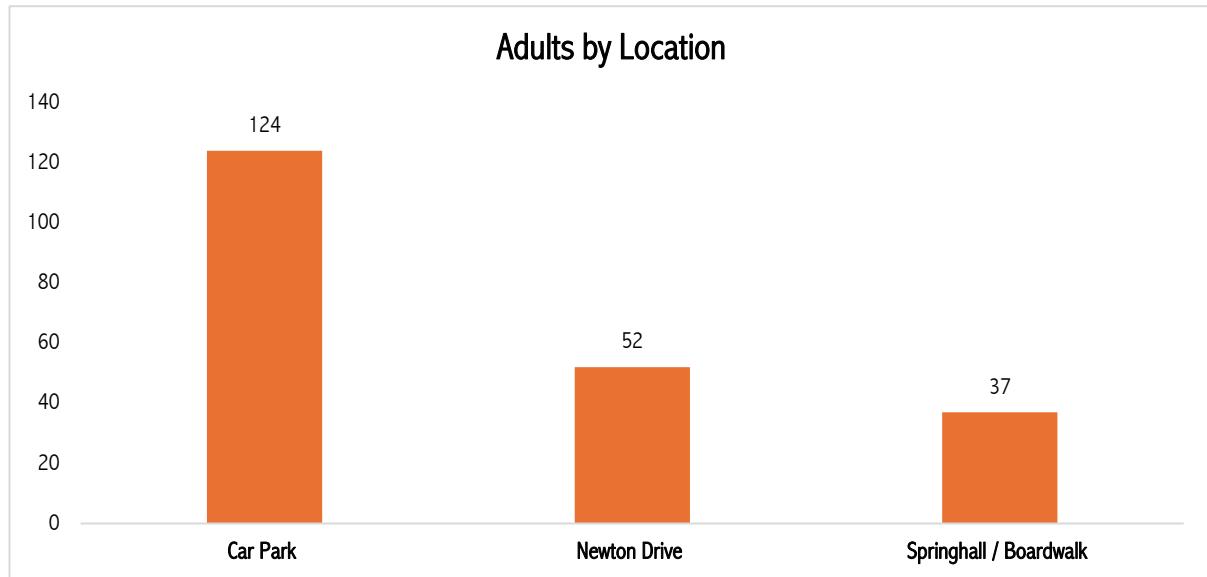


Figure 3 - Total number of adults counted at each location

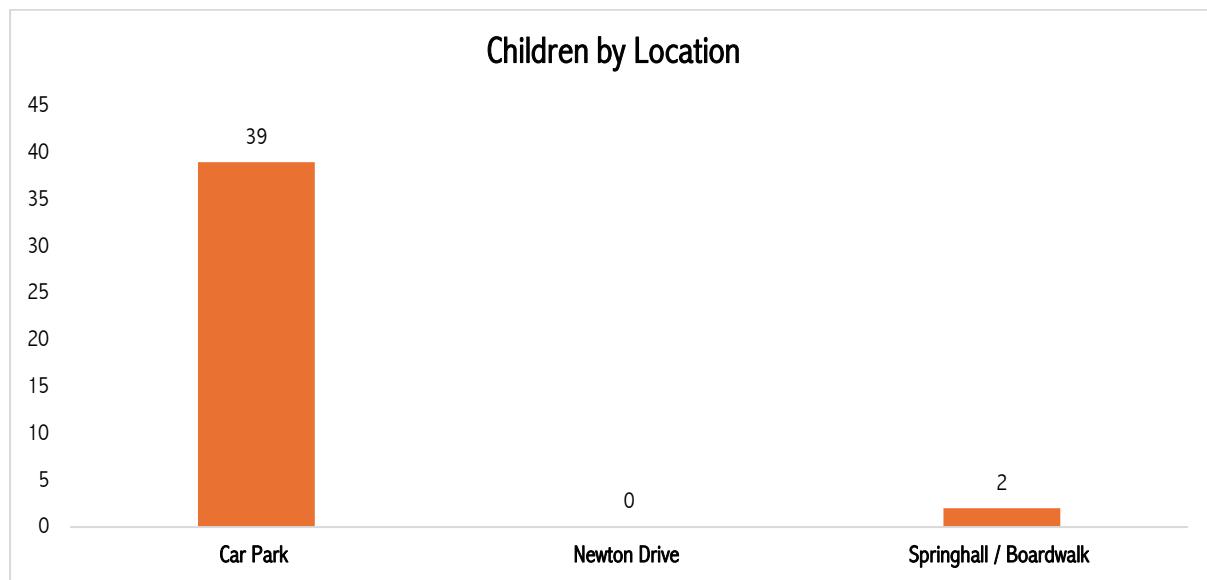


Figure 4 - Total number of children counted at each location

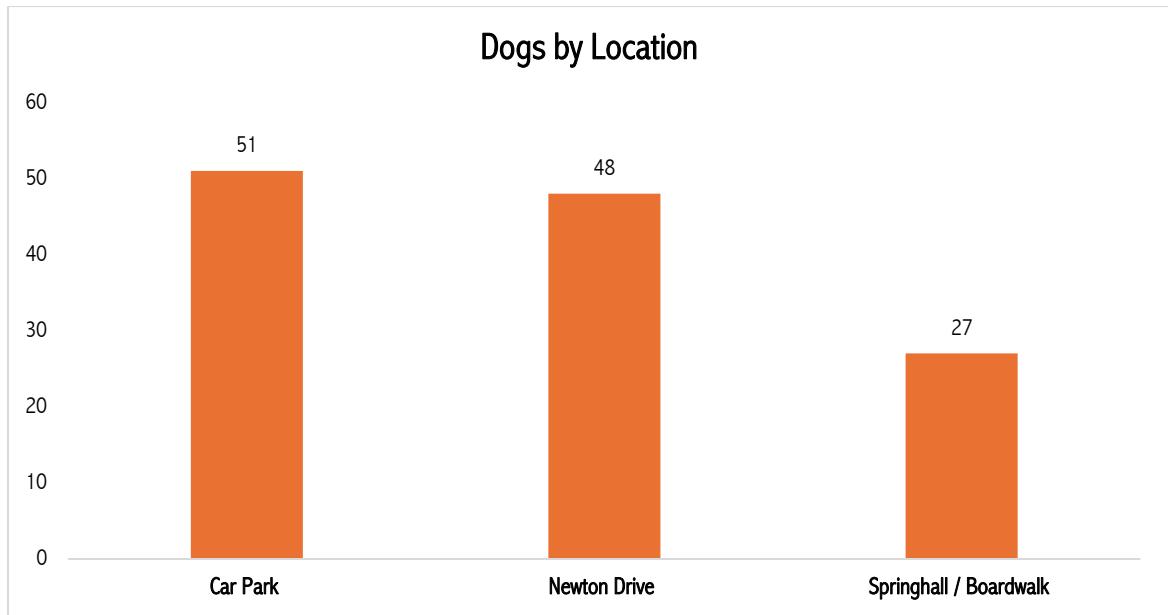


Figure 5 - Total number of dogs counted at each location

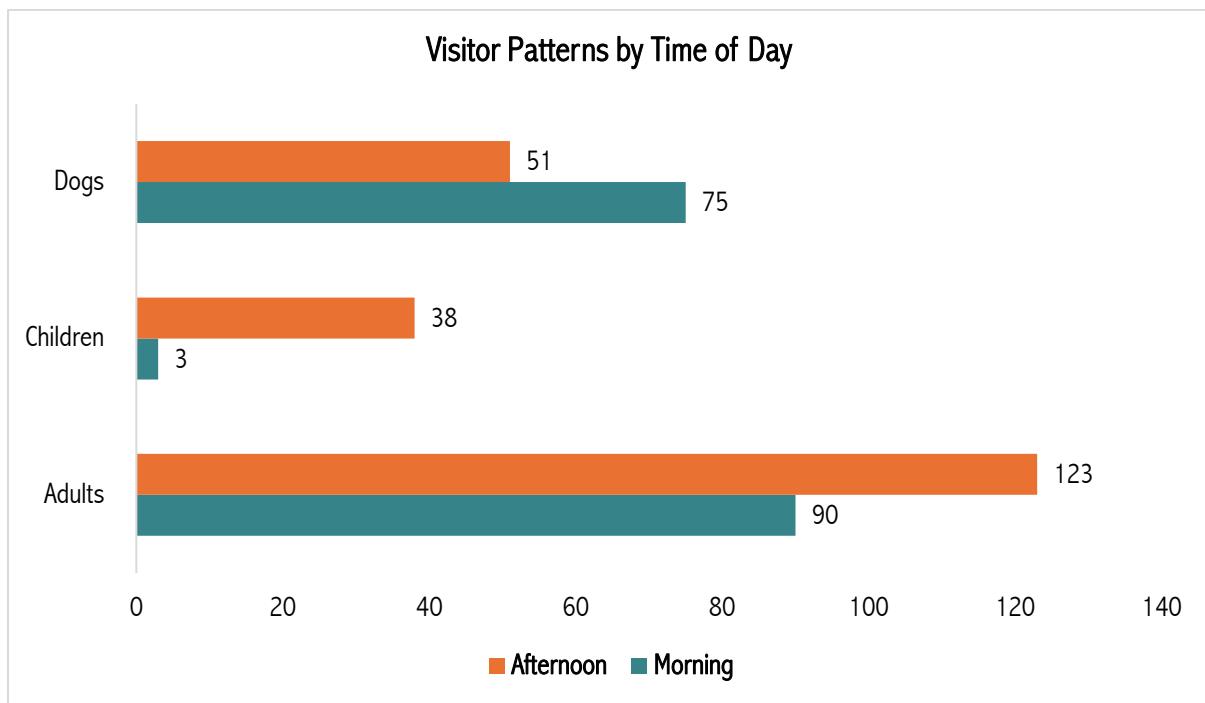


Figure 6 - Total number of visitors by group and time of day

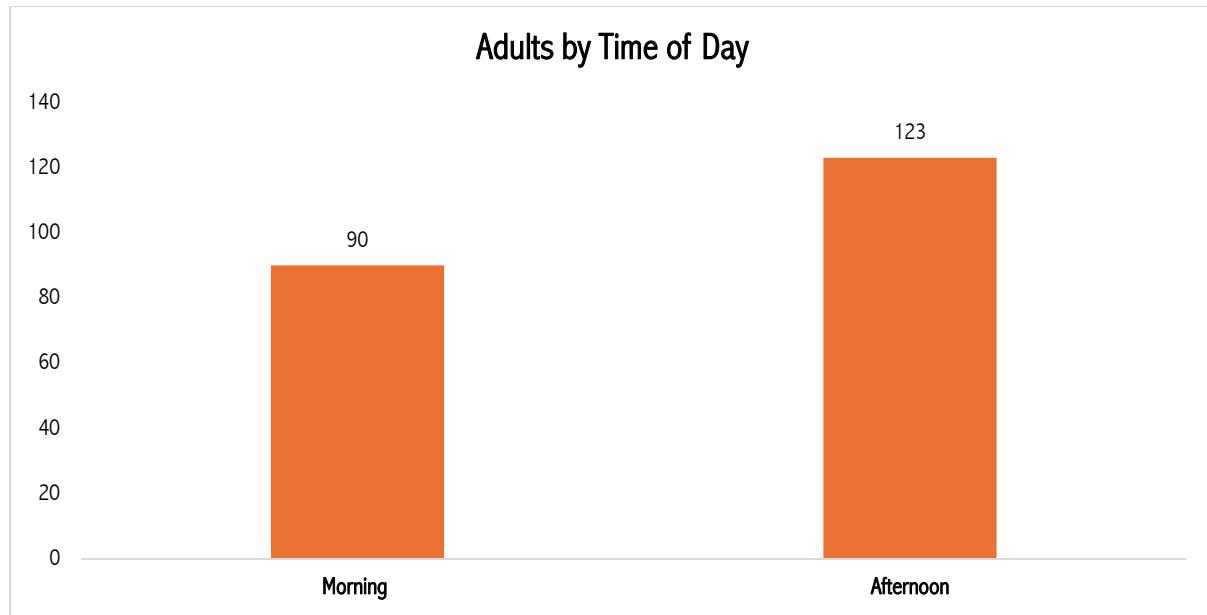


Figure 7 - Total number of adult visitors by time of day

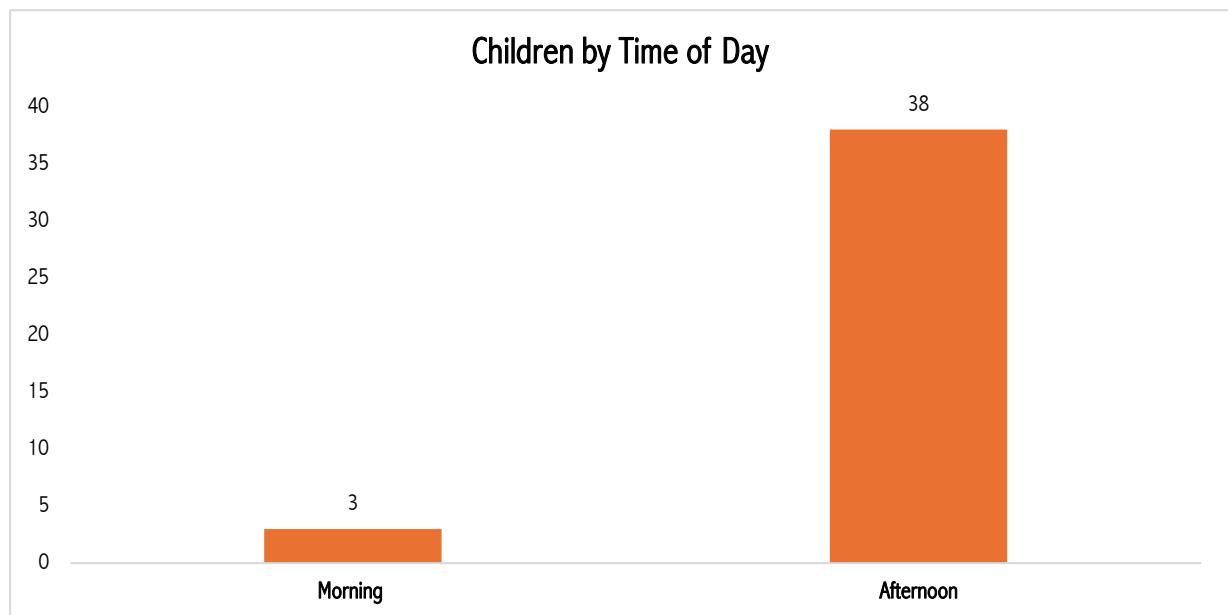


Figure 8 - Total number of children visiting by time of day

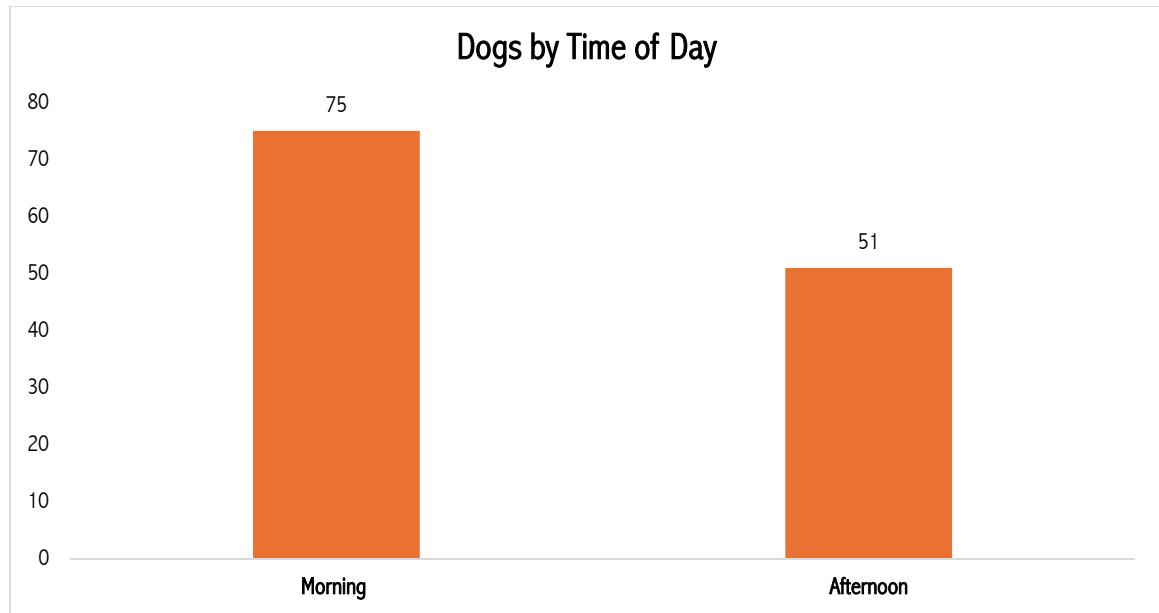


Figure 8 - Total number of children visiting by time of day

### Total Annual Person Visits

Hours of Observation	Total Visitors	Visitors per hour
1	38	38
1	54	54
0.5	15	30
1	23	23
1	21	21
1	33	33
2	31	15.5
2	39	19.5
9.5 (total)	254 (total)	26.74 (average)

Table 4 - Hours of observation to calculate the average number of visitors per hour

7.43 To estimate annual visitor numbers, the provided data was used to calculate average hourly visits (26.74 visitors per hour). This figure was multiplied by 10 hours per day and then by 350 days to

produce a low-range annual estimate. The same calculation was repeated using 12 hours per day to generate a high-range estimate. It's worth noting that visitor numbers are unlikely to remain as high during the early morning and late evening hours, so these figures represent broad estimates rather than precise counts. This approach results in:

### **Estimated Annual Visits**

Estimated annual visitors	
Assume 10 hours per day	93,579
Assume 12 hours per day	112,295

7.44 Using the CFP Annual Visitor Count Model for non-destination green spaces, the annualised person visits have been estimated, adjusting for the survey period of April and May). This has had limited impact but has reduced the estimated figures slightly. This suggests that the number of annual person visits is around 100,000 per year.

### **Estimated Annual Visits (adjusted for survey period)**

Estimated annual visitors (adjusted for survey period)	
Assume 10 hours per day	88,116
Assume 12 hours per day	105,739

### **Recreational pressure**

7.45 The visitor survey has demonstrated that the park is a very well used local park. However, there is no doubt that visitor pressure is likely to increase substantially in the context of a large amount of new housing development that will shortly be established in the region. This forecast increase in visitor numbers could be mitigated through a number of physical interventions without detriment to the landscape and visual character of the park as a whole. These might include:

- 1) The establishment of a small bitmac / tar spray and chip surfaced overflow car park to the southwest of the existing car park.

- 2) Widening and resurfacing the bark path that runs through Bonks Hill Wood, in bound gravel, to connect with Newton drive. This would in effect create an all weather/ all season path that links to Oak walk.
- 3) Increasing the area of reinforced turf currently established at the principal entrance to the park from the car park.

7.46 The survey, together with anecdotal evidence, has suggested an increase in certain aspects of anti social behaviour. This includes the increased use of drones which are sometime flown in close proximity to the cattle that graze the park which upsets them understandably, and dogs that are not in close control. This behaviour could be controlled by clear signage at each of the principal entrances which should state the conditions of usage of the park perhaps with a suggestion of enforcement.

## 8.0 Landscape design analysis

### Introduction

8.1 This section deals with a summary of the surviving elements of previous phases of the development of the landscape of Pishiobury park, the key design features, any key views or vistas that survive and the condition of those elements. Whilst reference will be made at high level to the historic elements that are part of the park as a whole, the focus of this section will be on the land within the project boundary which excludes the house and grounds and the Serpentine, which have been analysed in more detail in Section 4.0. Reference is made to **Fig 8.1 Historical Development** which summarizes the historical development of the landscape in graphic form with the main phases of development set out below.

### Phase 1 Early settlement

8.2 The earliest activity within the park boundary appears to date from the Neolithic period, evident from the large scale monument present in the northeast of the site which was likely used as a gathering place, possibly for ceremonial purposes. Its prominent position in the landscape and proximity to the River Stort are important in understanding how contemporary or other Prehistoric activity may be present in the vicinity and as a result is now a Scheduled Monument

### Phase 2 Medieval to mid-18<sup>th</sup> century

8.3 During this period the house and estate passed through a series of separate family ownerships. Key during this long period was the establishment of formal gardens close to the house and a park laid out with a series of avenues. The extent of the early park is loosely defined on Fig 8.1. Some within in the park remain the subject of this plan. In the later 17<sup>th</sup> century, the property changed hands several times but nothing is known of the owners' works beyond alterations to the house by Henry Chauncy in 1662. Of the first half of the 18<sup>th</sup> century little is known the estate landscape. However, almost adjacent to Pishiobury, John Rivers established his nursery at Bonks Hill which expanded significantly to supply fruit trees and roses in the following century.

### Phase 3 Mid-18<sup>th</sup> century to Mid-19<sup>th</sup> century

8.4 The estate changed hands in 1760 and then again in 1780. This marks the start of major change in the landscape. The landscape layout moderated from one with a formal and geometric layout at its heart, signified by enclosed gardens and formal avenues, to one where naturalistic landscape features

prevailed. Woodland belts were planted around the perimeter of the park in the style of Brown and the landscape movement of the late C.18th century, as defined by Bryants map of 1822, Fig 4.4 but there are no definitive clumps of trees or sinuous drives to the house which might have indicated a naturalistic scheme had been implemented. The Serpentine lake however, a key feature of that period and replicated in many parks through Britain, was constructed during this time.

#### **Phase 4 Mid-19<sup>th</sup> century to 1932**

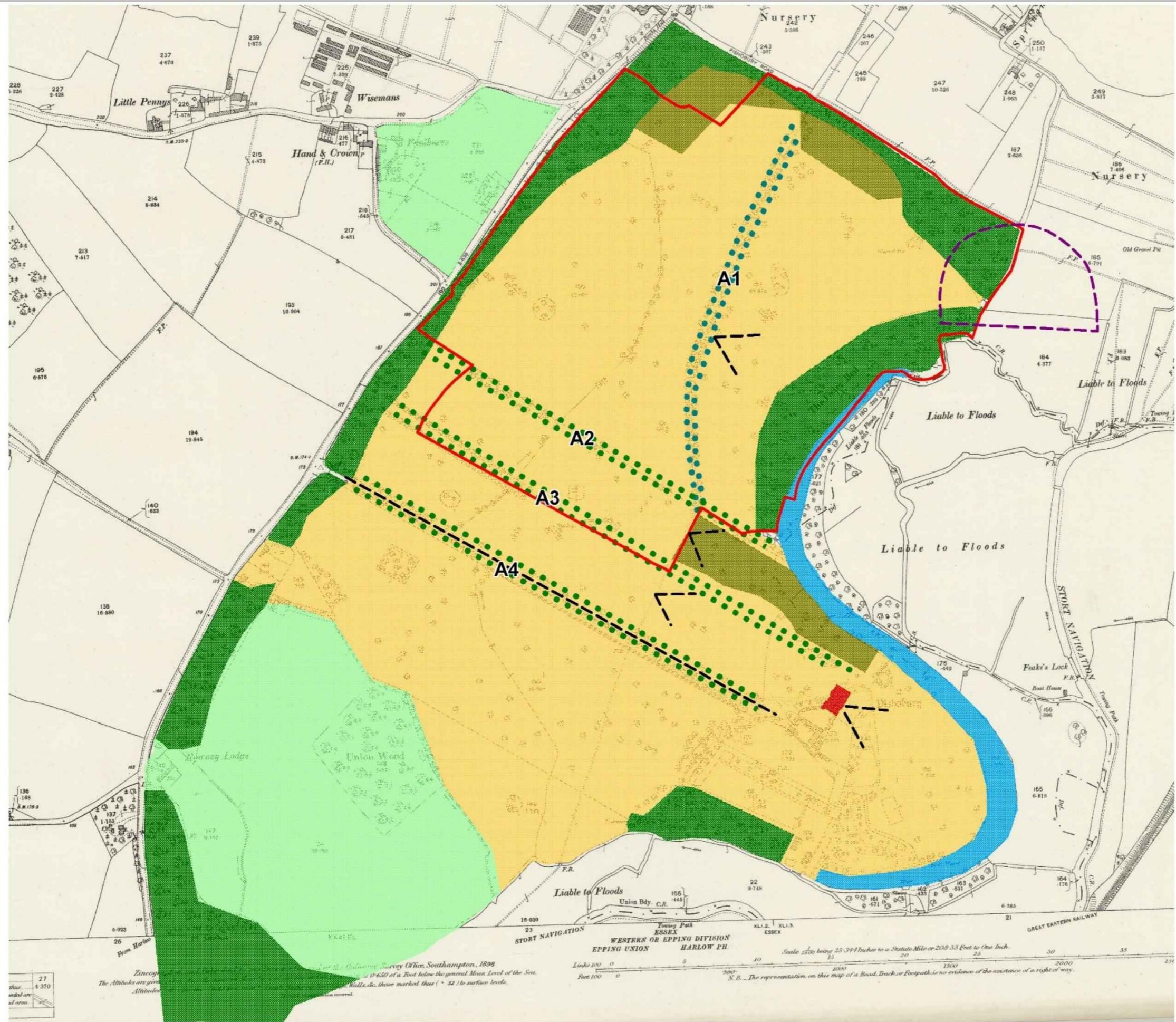
8.5 Once again Pishiobury passed through the hands of a considerable number of owners and occupiers between the middle of the 19<sup>th</sup> century and 1932. They appear to have managed the estate's agricultural and forestry operations at an arm's length as a working landscape. There were no major changes to the landscape in this period although the route of the turnpike road was altered in 1830 but no traces of it are detectable today,

8.6 The sale of the park in 1932 lead to its fragmentation with development, ultimately, the main drive sold for housing development and the acquisition of the remnant park by East Hertfordshire District Council in 1980.

8.7 The house, an approved school since 1942, has now been converted into a series of apartments and recent woodland has visually sealed off the house from its parkland to the north. Additional woodland planting has taken place in the park along Bonks Hill and Newton drive boundaries and, existing, and more ancient Roundels, have been augmented by new ones, as a result of recommendations in the 2005 restoration plan, in an effort to replicate the naturalistic landscape style of the 18<sup>th</sup> century. However, there is no map evidence to suggest that they have been planted on historic locations.

#### **Analysis of the park today**

8.8 The park today is a well used area of green space which manifest itself as well managed grassland enclosed by mature woodland and populated by a large number of parkland trees a few of which are ancient but many of which are young and have been recently planted. Sadly, as mentioned above, the core of the park which includes the house and the serpentine lake, and views to and from them are no longer visually legible. However, there are traces, or vestiges, of the older phases of the parks history that exist today and these are now described with reference to **Fig 8.1 Historical development** overleaf.



## Avenues

8.9 Oak walk, **Avenue 1** on **Fig 8.1**, is a key feature of the park which runs along the crest of an intermediate ridge between Bonks hill and Bonks hill road. Established some time in the 19<sup>th</sup> century it remains a central and notable feature of the park. It has some ancient oaks included within its length that predate this period this suggesting that the line might also have existed a hedgerow.

8.10 Although some trees are showing signs of decay and are beginning to senesce, most are in good condition and the range of trees present, including those recently planted and early mature, specimens suggest that this feature has been well managed and looked after to date. However, some recently planted trees have died and these should be replaced with small stock trees in tree shelters. Any gaps that arise due to storm damage should also be restored using the same methods with all replacement trees to be guarded to protect them again stock. Dead trees should be monitored as part of EHDC regular tree hazard assessment survey but if they pose no threat then they should be left in situ as a valuable ecological resource.

8.11 A replacement avenue of limes has been planted to restore one of the C.17<sup>th</sup> century avenues. This is **Avenue 3** on **Fig 8.1**. These trees are growing well and are in good condition but the avenue remains difficult to read at present with intervening scrub and a low canopy.

8.12 1 tree remains from the line of **Avenue 2**. (see photo 6 below) This is a large veteran limes some 200 to 300 years old which must be a remnant of this Avenue historically. It has been fenced off and is in good condition. This avenue is now interrupted by hawthorn scrub and trees which have regenerated along the line of the ditch.



**Photo 6. Avenue 2**

8.13 Only a few of the original beech trees that flanked the approach drive, **Avenue 4** to the house remain as this is now a residential road, outside EHDC control with new housing occupying the land either side of the avenue.

### **Woodland**

8.14 The two woodlands shown on the 1822 map still exist today : Bonks Hill wood and Nursery wood. Although the woodland is of a mixed age there are traces of some ancient trees within them which may predate their suggested C19th origins. (see photo 7). Notable specimens include large coppice hornbeam, crab apple and field maple.



**Photo 7. A large multi-stemmed veteran hornbeam in Bonks hill wood.**

8.15 Recent planting of maple woodland in the northwestern corner and in the southern margins of nursery wood are recent additions which although are not historic, further consolidate the wooded perimeter effect and fit well with the character of the park.

8.16 Osier bed however, was never intended to grow to its current height as views across the valley and river floodplain would have been paramount. Osier bed has also now merged with more recent woodland which precludes views to the house.

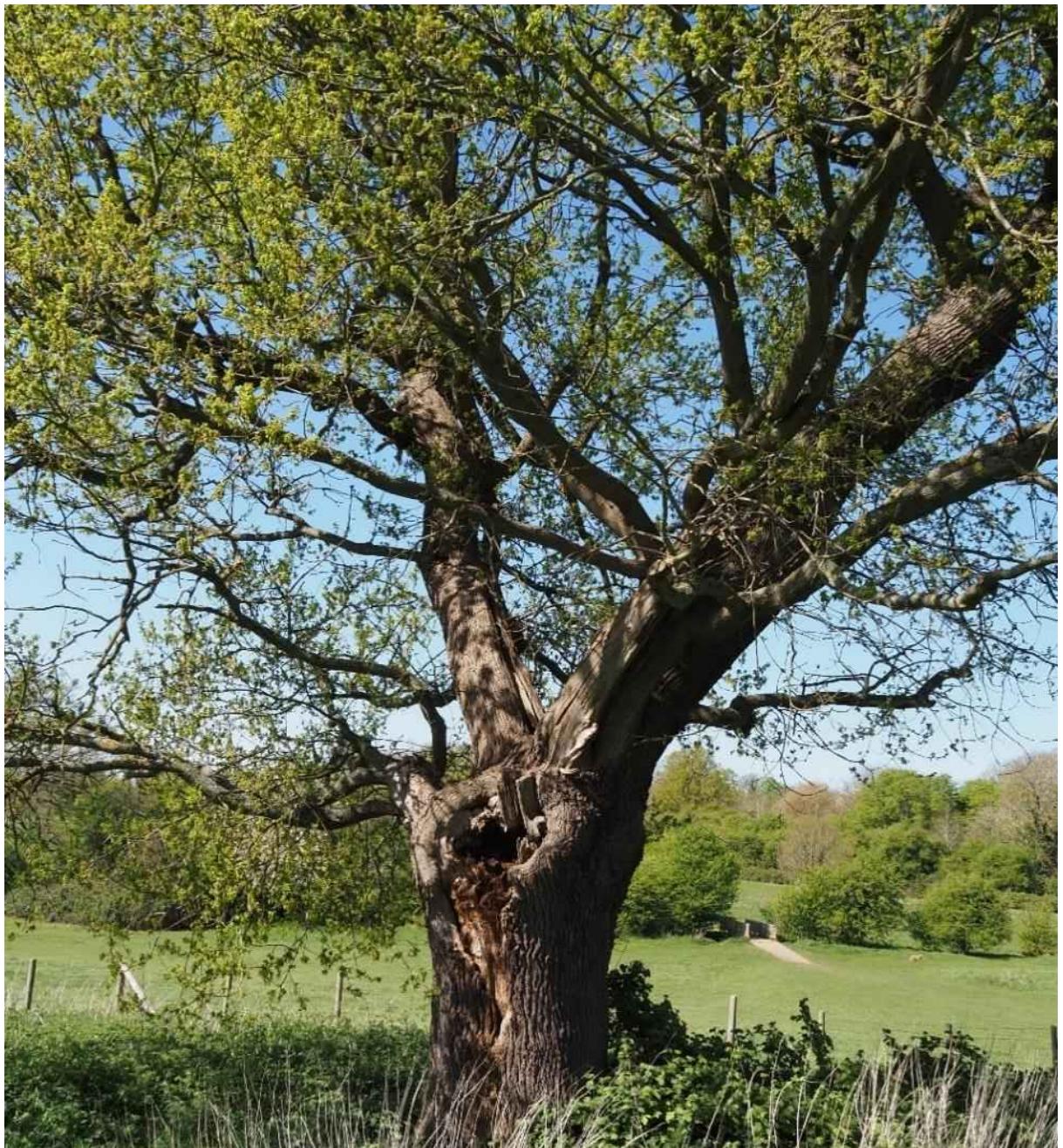
8.17 Treed roundels are a feature of Pishiobury park some of which, (see photo 8 below), are more ancient than others. Most of them have hawthorn surrounding them but all are need of some degree of management intervention to ensure their long term survival. This should include laying of the new hedges that surround them, gapping up as necessary and regular thinning to promote the growth of a few individual trees in each roundel.



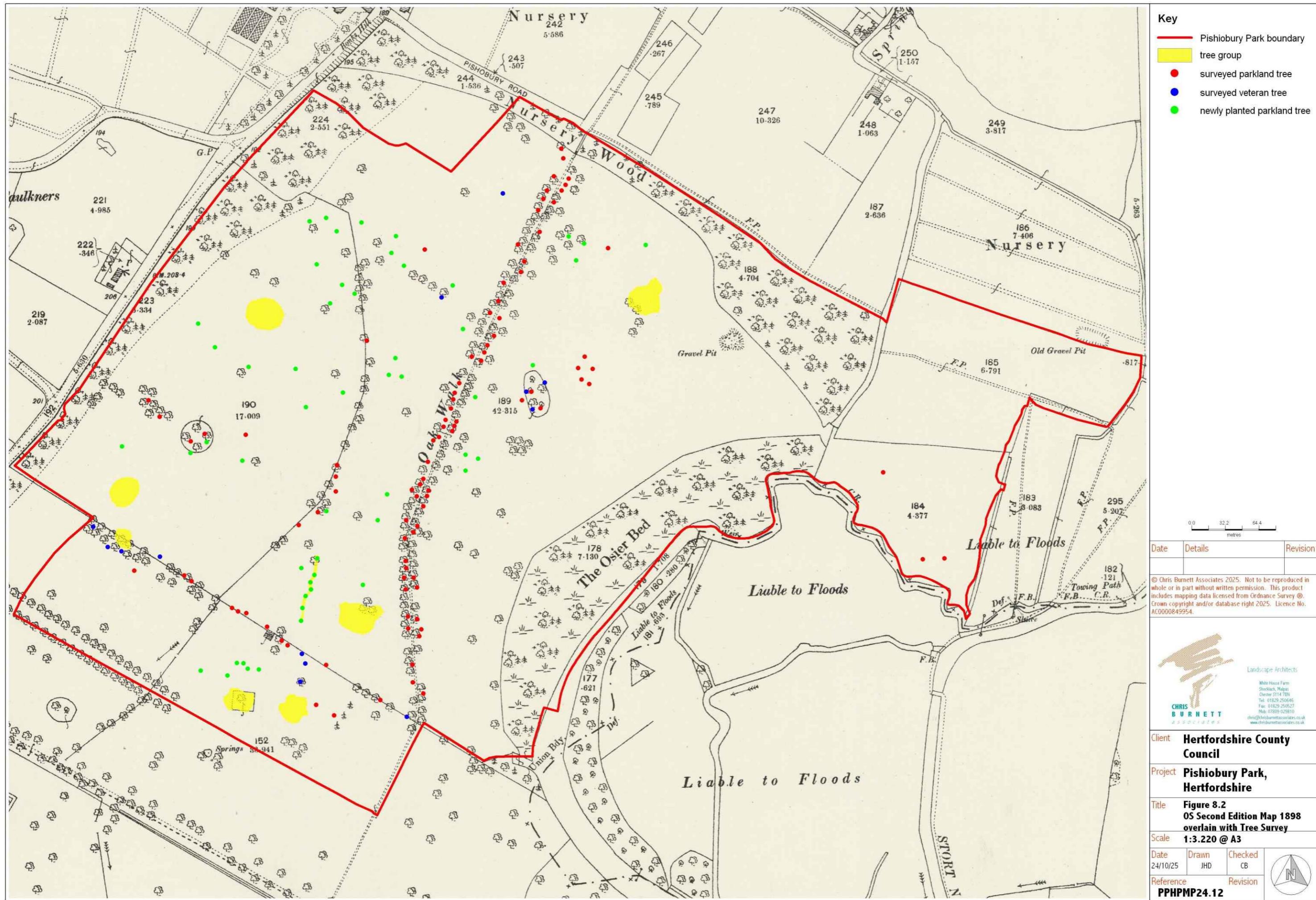
**Photo 8. An example of one of the roundels in the park**

### **Parkland trees**

8.18 Only a few ancient or veteran parkland trees still survive. A good example of this is the veteran oak, no. 63 which has been fenced off. (see photo 9). At one time this tree might have been a hedgerow tree and part of the agricultural landscape before the park was established. Numerous recent additions have been planted, as a result of recommendations made in the 2005 Restoration plan and these trees are well guarded and growing well. However, there are a few gaps which are illustrated by overlaying the first edition OS 25 inch map onto the current tree survey **Fig 8.2**



**Photo 9. Veteran oak tree no. 63**



**Other features**

8.19 In recent years naturally regenerating scrub, much of which is dense hawthorn and blackthorn, has arisen along the line of the ditch which runs across the bottom of a shallow valley below and to the north of Oak Walk. This has now created a strong visual barrier which interrupts the parkland feel although it has undoubtedly biodiversity benefits.

**Views and vistas**

8.20 Sadly with the fragmentation of the park, changes in ownership, development of the main drive and new tree planting all the principal views that might have existed when the park was at its zenith have been lost. These views would have included the dramatic view down the main entrance drive (**Fig 4.6**) and views across the river valley and Serpentine from Oak Walk, now obscured by the Osier bed.

## 9.0 Issues and constraints

9.1 The preceding surveys have identified a number of issues and constraints which are now discussed below by topic area:

### **Avenues**

9.2 At present the young lime avenue on the southern boundary is growing well but is not legible as such due to low canopy and intermittent areas of scrub which hinder axial visibility at low level. Traces of an earlier avenue to the north have albeit disappeared with one veteran lime left as a remnant tree.

9.3 Oak Walk is a mixed avenue whose strategy of continuous replacement has ensured this remains an important feature of the park. Recent replacements, however, have not fared well and younger stock should be used to ensure continued succession.

### **Trees**

9.4 Individual parkland trees are similarly all growing well with robust guards. Some of the recently planted roundels however are in need of attention and require thinning to promote the future growth of strong trees.

### **Woodland**

9.5 All woodland within the park is in need of management of some form. Stands of young trees in both Bonks Hill Wood and Nursery Hill wood require thinning and it would be of benefit if several existing small clearings could be expanded through selective felling and planted with replacement trees and shrubs. Thinning of the area where Nursery wood overlaps with the Scheduled Monument should be a priority to reduce the harm to buried remains and any remnant earthwork survival. Similarly small areas of alder in the Osier bed are recommended for coppicing.

### **Ditch**

9.6 The ditch that takes the surface run off from Harlow road has become overgrown and is now a strong feature of biodiversity value with mature hawthorn and other shrubs but forms an impediment to many views across the park. It is now tall and bushy with blackthorn beginning to encroach onto the open

park. Some form of management to limit this encroachment and recover some of the views is recommended.

### **Access**

9.7 Further improvements to the erosion matting at the car park entrance are desirable to overcome wet conditions that prevail in the winter. Both entrances could also be more welcoming with a clearer identity that signifies the entrance to Pishiobury Park.

### **Interpretation**

9.8 Interpretive panels are a frequent feature of the park and celebrate the parks biodiversity and heritage. However, in light of the research carried out as part of this study they should be revised to acknowledge the importance of the earliest historical developments at Pishiobury. They could also be augmented with additional interpretive material including trails, leaflets, sculpture etc.

### **Visitor concerns**

9.9 Key issues arising from the Visitor survey include:

- concerns over dog fouling,
- uncontrolled behaviour of dogs, especially sometimes in connection with the cattle when present,
- lack of refreshment kiosk or mobile van
- lack of toilet provision
- car park too small

However, the results indicate that Pishiobury Park is overwhelmingly regarded as a very valuable place for mental and physical wellbeing (84.9%) and for providing safe access to outdoor space (86.7%), highlighting its important role in supporting users' health and its accessibility.

### **Development pressure**

9.10 Development pressure is a feature of much of the surrounding land in Harlow and Sawbridgeworth. Pishiobury park is a significant green open space in this context reinforced by its historic and ecological significance. The value of the park as a priceless resource and destination for the local residential population has also been reinforced by the visitor survey. It should, therefore, remain an open space for the foreseeable future and not be built on under any circumstances.

## 10.0 Significance

### Summary

10.1 Stylistically, Pishiobury Park is a multi-layered landscape. It was laid out in the early 17<sup>th</sup> century, on the site of an earlier manor house and associated park planted with formal avenues, then reworked in the late 18th century or early 19<sup>th</sup> century, with a serpentine lake, plantation belts, clumps of trees and individual specimens, which ensured the privacy of the house from its surroundings. Elements from both its formal and informal chapters in development survive and are eminently readable on the ground including a striking Oak Walk through the park and it is this that gives it particular significance. Visual links to the original mansion and 18<sup>th</sup> century Serpentine, however, are largely lost from the current park. Separate ownerships and residential developments, in areas beyond the present boundary, have also increased the fragmentation of the original design but documentary sources and the layout of Pishiobury Park today contribute to the understanding of the past landscape arrangement and adds to the significance of the composition as it survives today. Furthermore, Pishiobury Park can be perceived as part of a larger network of estates that, particularly on the Essex side of the River Stort, are significant elements in the rural landscape. These include long-established estate landscapes that inform the way rural areas were organised in the past. These same landscapes, when considered collectively, have the potential to boost biodiversity and assist nature recovery in this part of Hertfordshire. Largely because of these matters, the landscape park at Pishiobury is listed Grade II on the National Heritage List for England of Historic Parks and Gardens. This designation identifies it as a site having national significance, in England, as one of some 1700 of the most important designed landscapes in the country. The park also includes a scheduled monument and has recently been designated as a local nature reserve which contributes further to its significance.

### Objective

10.2 The purpose of a statement of significance is to aid understanding of actions that will enhance or protect the heritage assets in this plan.<sup>42</sup> It aims to pinpoint exactly what assets makes Pishiobury special and distinctive. Its organisation is guided by the publication, Analysing Significance in Heritage Assets (Advice Note 12) produced by Historic England<sup>43</sup> 2019. It was drafted in line with the National

<sup>42</sup> Registration of a park and gardens is a material consideration in planning applications.

<sup>43</sup> <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Planning Policy Framework (NPPF.)<sup>44</sup> It also considers Historic England's Advice Note 3 on setting of historic assets<sup>45</sup>. Historic England notes that significance derives from archaeological, architectural, artistic, or historic' interest, or these in combination, and it may derive 'not only from a heritage asset's physical presence, but also from its setting.<sup>46</sup>

### 10.3 Definition of the terms archaeological, architectural, artistic or historic are as follows:

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

**Historic Interest;** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. The significance of the three interests relate to the **community and social value**. This can be defined as the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The statement of significance ends with an assessment of these interests to decode them.

#### **Archaeological interest**

The parkland overlays and protects an earlier vernacular landscape. Very little archaeological evidence in terms of artifacts or signs of settlement are noted in the Historic Environment Record but within the boundaries, there is traceable evidence for a neolithic causewayed enclosure, which has been designated a Scheduled Monument.

<sup>44</sup>

[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

<sup>45</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>46</sup> The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Advice note 3 p3

### **Architectural and artistic interest**

The remnant of Pishiobury Park, as it survives today, is significant for the light it shines on landscape design styles of the early 17<sup>th</sup> century and the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. It includes elements from each period of history which stand-alone yet work together to form a harmonious whole. Also, despite the physical separation of the area from the mansion which was historically at its heart, the main drive as an access route, the southern park, and original Serpentine Lake, supporting documentation for its original form is sufficient to allow the story of the whole park layout to be told and there is potential to effectively create some visual connectivity between the parts. Furthermore, the site is associated with named designers. The 18<sup>th</sup> century house was designed by James Wyatt and the landscape may have been created with advice from Lancelot 'Capability' Brown. The status of these designers contribute to the significance of the park.

### **Historic interest**

Pishiobury Park is associated with a series of owners and occupiers who are historically significant. The manor was sold in 1534 to Henry VIII who granted it to Ann Boleyn. The perimeter of the park was nearly two miles; it was well wooded with game, deer and rabbits, and there was a lodge on one side for the keeper at the time. It was then associated with, in turn, Walter Mildmay, Chancellor of the Exchequer to Queen Elizabeth I who established a new house, on the footprint of the present one, then to Lionel Cranfield, 1st Earl of Middlesex, who possibly laid out the park and gardens in the formal style. Later it was acquired by Jeremiah Milles III who commissioned James Wyatt as architect to rebuild the house with possible advice from Lancelot 'Capability' Brown on the layout of the grounds. Finally, throughout the 19th century, the estate was one favoured by merchants, politicians and industrialists as a country seat in striking distance of London making Pishiobury very significant in its historic interest because of the fascinating life stories of the many personalities who occupied the property. The park is also historically significant through its connection to the important Hertfordshire nursery, Rivers Nursery, established 1725 and in continuous operation on land adjacent to the park until 1987. They rented the Osier bed at Pishiobury in the 19th Century.

### **Community and social value**

Access within a fifteen-minute walk of anyone's home is part of the government's plan for environmental improvement and Pishiobury Park meets this objective and the visitor survey confirms its importance with respect to the local community. The park is well used by local residents especially dog walkers. There is a committed Friends of Pishiobury Park group, who contribute positively to the park

with management support and events. The Hertfordshire County Council's Countryside Management Service volunteers also carry out regular conservation tasks. The park is a significant part therefore of the community resource.

### **Ecological interest**

The park has recently been designated as a Local Nature Reserve and provides a number of important habitats including species rich unimproved calcareous grassland, broadleaved woodland, native scrub and veteran trees which support an extensive range of flowering plants, associated invertebrates and fauna. It is therefore a locally significant nature conservation resource.

### **Conclusions**

The park is historically significant as it is Grade II on the Register of Parks and Gardens, has a Scheduled Monument within its boundaries and has strong connections with key historical figures in the past including the first nursery, Rivers Nursery, in the UK. Documentary evidence of the park's development is also good although the link to Lancelot 'Capability' Browns involvement remains unsubstantiated. Its significance as a surviving example of an historical, designed landscape today also remains weak. This is due, principally, to the shared ownership which has lead to the interruption of principal visual and structural links that connected the design together in the past. Key surviving elements such as the serpentine lake, the main approach drive and avenue have been lost due to natural forces or development. A few key trees that can be attributed to the original formal and naturalistic layers of the original layout do survive but the overall structure of the park is now largely visually incoherent and fragmented. However, the potential for unified ownership should not be abandoned leading to the possibility that restoration of all or some of these features could once more return the park to its former glory. Nonetheless, for now, continued interpretation should remain as the primary tool to explain the historical significance of the park to visitors. Archaeologically and ecologically, however, it is significant and there is no doubt that, as a social and community resource, it remains a hugely valuable heritage asset for the local community.

## 11.0 Recommendations and masterplan

### Introduction

11.1 Although Pishiobury Park has suffered greatly during the 20<sup>th</sup> Century, with fragmentation, residential development encroachment and loss of views and connections to the house and river it remains a significant historic asset with potential for further enhancement. The bulk of the park, owned and managed as it is by East Hertfordshire District Council, also remains a special area of public open space, a green oasis in a heavily built up area and one which is clearly a valued destination for many local residents. Its value as a resource for nature conservation has also recently been recognized with Local Nature Reserve Status. Its role in all these respects becomes more valuable as the surrounding area comes under further, intense, development pressure. The park is presently well managed by EHDC with new tree planting flourishing and the management of grassland by cattle, with seasonal topping, achieving a successful balanced sward which continues to retain a diverse ecological interest, especially on the chalk grassland.

11.2 Research undertaken as part of this plan has reinforced the historic significance of the park as a whole, including the largest area owned and managed by EHDC, and has demonstrated its value as a popular visitor attraction with an estimated 100,000 visitors each year.

11.3 Safeguarding and protecting this valuable green space and recognizing the significance of the many layers that are present in this historic landscape should be the fundamental principles behind the future management approach at Pishiobury.

### Conservation Philosophy and Vision

11.4 **The philosophy and vision that should guide the restoration, conservation and management of Pishiobury Park is based on the outstanding, and historically significant layers that still remain legible today which include a neolithic scheduled monument, connections to a landscape designed in the 16th century and associations with the naturalistic landscape style of the 18th century. Interpretation should be used as the primary instrument to explain the historic significance of the park to visitor's and residents alike but sensitive management measures to manage the trees, woodland and**

**grassland without detriment to the existing character of the park should continue to be deployed.**

### **Management Approach**

11.5 Approaches to management are organized by topic and linked to an overall **Landscape Masterplan Fig 11.1** which of necessity only covers land owned and managed by EHDC and also **Fig 11.2 Parkland tree planting plan**. A woodland management plan has also been developed which will be submitted to the Forestry Commission for approval.

11.6 The key funding scheme behind management of historic parkland is Natural England's Countryside Stewardship Higher Tier scheme (CSHT). The brief for this plan asks for actions which might form a future framework for action and underpin the management of the park. These are now identified in **Schedule of Work Table 11.1** on p. 118 which identifies the appropriate CSHT prescription, rationale and relevant code and prioritizes the work over a 5 year period. These are also linked to the **Masterplan Fig 11.1**.

11.7 The key prescription identified as being most relevant to Pishiobury park is CW22 Manage wood pasture and parkland. This action's aim is to manage existing wood pasture or parkland with a mosaic of grassland vegetation and trees on sites that support:

- mature and veteran trees
- standing, attached and fallen deadwood
- designed landscape and parkland features, such as tree avenues

The purpose is to:

- provide enough trees at each life stage to become future veteran trees, including trees of the same species and form
- provide habitat which offers sources of food and shelter for wildlife, such as invertebrates, fungi and birds
- provide grassland or heathland habitat within wood pasture
- maintain historic, archaeological or designed landscape features in historic parkland

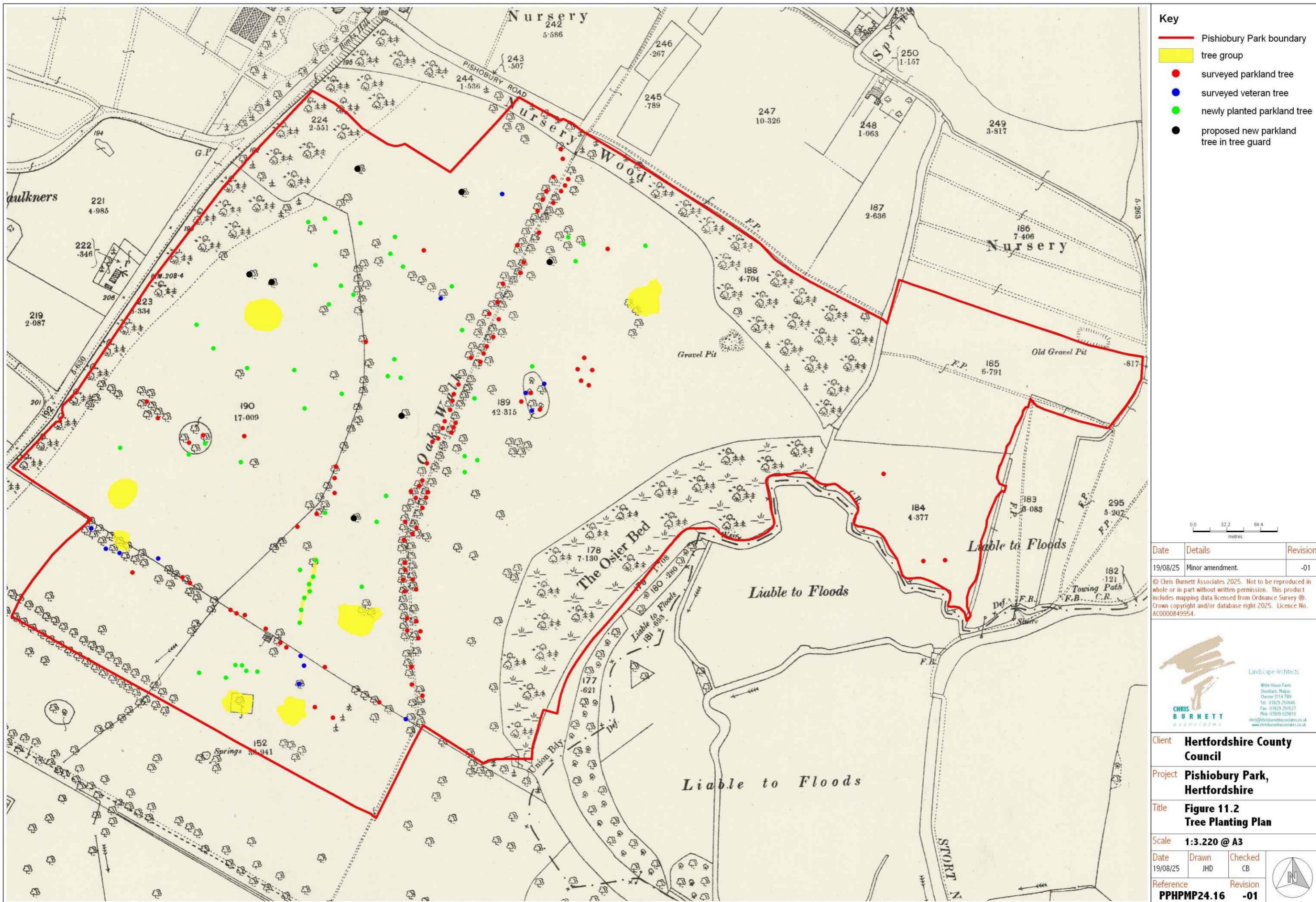
**Managing the sward**

11.8 The grazing regime should result in a sward that flowers and sets seed in the spring and summer and that provides plenty of tussocky vegetation in the winter. This replicates the regime that exists in the park at present where grazing only occurs in the summer months.

**Managing trees**

11.9 Continuity of veteran tree or deadwood habitat is also an important component of wood pasture and Pishiobury park has a good population of both but is one that could be supplemented by further planting. Veteran trees in particular provide an important habitat for many invertebrates and fungi found only in the decay of old trees.





### **Management Approach: Woodlands**

11.10 The three woodlands that fall within the project boundary are important parts of the landscape of the park and are in need of management in order to safeguard their role in enclosing and protecting the park. This is especially the case with respect to Nursery wood which has been recently augmented and now fulfils a vital role in shielding the park from neighbouring development and reinforcing parkland character. To facilitate these objectives a woodland management plan has been submitted to the Forestry Commission for approval. The primary management instrument of woodland management in this case will be light thinning of several recently planted sub-compartments, to promote the growth of these young trees, and the occasional planting of native broadleaved woodland tree and shrub species where light permits. Thinning should be a priority in the southern section of Nursery wood where it overlaps with the Scheduled Monument boundary.

11.11 In the case of the Osier bed, this woodland is now an established mature, wet woodland with an established biodiversity value. Of course, in the process it has severed the historical and visual connection between the park and the river corridor and floodplain below. Restoration of these views would, however, be very damaging to wildlife, at every level, that inhabits it and felling is not considered to be a viable option at present. Localized selective coppicing of small areas is envisaged as way of increasing its structural diversity in a managed way. However, if disease such as phytophthora strikes and leads to the death of the alder trees then a more radical approach may be appropriate.

### **Masterplan ref: W 1, 2 and 3**

### **Management approach avenues**

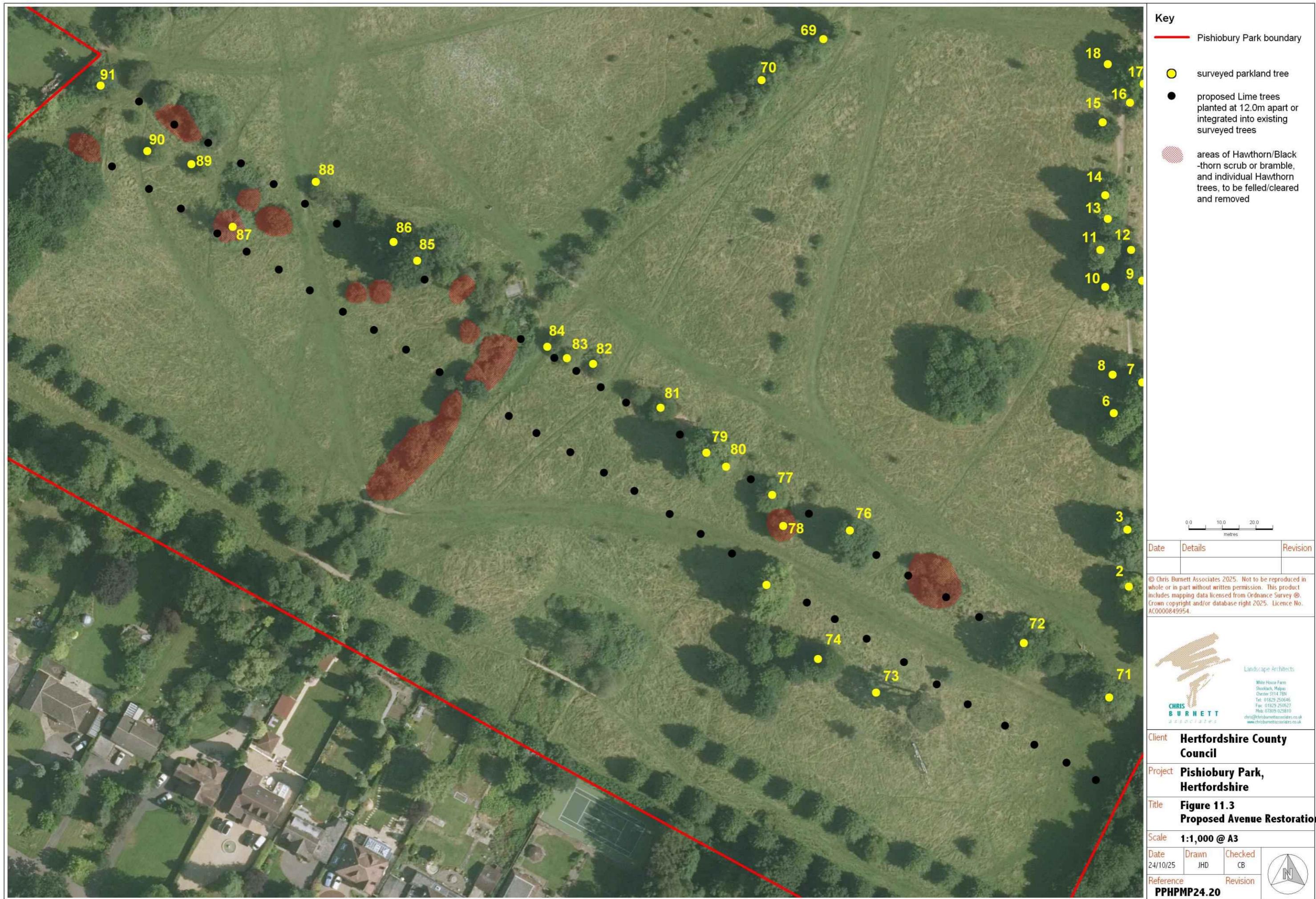
11.12 Avenues are a key part of the landscape character at Pishiobury and should be conserved and / or restored.

- 1) **Oak avenue.** The policy of replacing trees in gaps as trees fail or fall should continue. Oak should remain as the favoured species. However, in order to minimize the risk of failure small trees in trees shelters should be planted. Bare root transplants or container grown plants 45-60cms high would be appropriate and planted in prepared pits 300 x300 x300mm with tree planting and mulching compost. Timber guards constructed in the 'house' style should continue to be used to protect the individual trees.

### **Masterplan ref A1**

2) **Restored avenue A2 (see Fig 11.3 Proposed Avenue Restoration)** In accordance with the research undertaken as part of this plan which highlighted the importance of the role of the formal landscape in the park's development, one of the principal avenues should be restored. This will involve limited clearance of a section of hedgerow, scrub and bramble thickets and the planting of lime trees along historic lines. Species should be common lime (*Tilia x vulgaris*) to match the species of the existing veteran Tree No. 75 and planted at 12.0m centres or integrated into existing hedge line.

**Masterplan ref A2**



- 3) Management of existing young lime trees in avenue 1. The canopies of the existing limes should be raised to a height of between 3.0 and 4.0m above ground level and intervening scrub vegetation such as hawthorn etc which has grown up along ditches should be removed to make the avenue more legible as a feature at ground level.

### Masterplan ref A3

#### Parkland trees

11.13 A good number of parkland trees have been planted recently but there are a few gaps which could be usefully filled with more trees using the first edition OS map overall **Fig 11.3** These are identified on the Masterplan. Species should consist of native and exotic broadleaves which take into account possible changes in the climate due to climate change. These include

- Sessile oak, *Quercus robur*
- Evergreen oak, *Quercus ilex*
- Sweet chestnut, *Castanea sativa*
- Small leaved lime, *Tilia cordata*
- London plane, *Platanus x acerifolia*
- Spanish plane, *Platanus hispanica*
- Sycamore *Acer pseudoplatanus*
- Field maple *Acer campestre*

#### Views

11.14 Views that have been lost ie views to the house from the park should ideally be restored but it is recognized that this objective can only be achieved with the agreement of adjacent landowners as the lands falls outside the control of EHDC. Similarly, consideration should be given to screening any potential detractors ie housing development, that might emerge in the future and threaten the visual integrity of the park.

### Masterplan ref V1

### **Scheduled monument**

11.15 This should be managed as open meadowland, lightly grazed by cattle only during the part of the year when ground conditions are good. The grassland should also be regularly topped to prevent scrub growth and any tree or scrub encroachment should be actively removed through cutting to ground level rather than digging up the roots. The exact boundary of the SM has yet to be determined and should be confirmed by further archaeological investigation. This might affect subsequent management of scrub and woodland in this general area. Sympathetic methodologies for scrub management in certain locations outside the scheduled monument boundary should also be considered as part of best practice for the park as a whole.

### **Masterplan ref SM1**

### **Further archaeological research**

11.16 The park is also likely to harbour nationally important archaeology of demonstrably equivalent significance to a scheduled monument and further research ie site specific lidar survey and analysis is recommended.

### **Grassland management**

11.17 The current regime of using a small herd of Longhorn cattle to graze the park in the summer months should continue. However, the naturally regenerating scrub that is emerging on both the chalk grassland and also in the main field below the car park should be controlled and actively removed as it is detracting from the parkland character.

### **Masterplan ref F1 F2 and F3**

### **Hedgerow management**

11.18 The principal hedgerow, H1 which follows the line of the central ditch in the shallow valley, is now tall and bushy with blackthorn beginning to encroach onto the open park. The result is that views, which would have existed to and from Oak Walk are curtailed. Management of this hedge in incremental sections, staggered over time, is recommended such that it is reduced in height to allow views through to the park beyond. Key mature specimens of hawthorn, along with individual trees, should remain at intervals along its length.

### **Masterplan ref H1**

## **Visitor facilities**

11.19 Recommendations were made for physical improvements to some of the visitor facilities in the park as part of the Visitor Survey but these would all need further consideration by EHDC before they could be introduced. Potential improvements include

- **Car park improvements**
- **Toilet provision**
- **Play trail**
- **Café or coffee / ice cream kiosk**

### **Visitor management and facilities.**

- a) A crack down on users who do not clear up after their dogs supplemented by notices and fines. And more awareness of the issue as an unacceptable antisocial habit.
- b) Better promotion of Newton Drive entrance as being more disable access friendly than the main car park entrance. It leads directly onto the hard surfaced oak walk.
- c) A larger area of grass erosion matting at the car park entrance to improve access during wet conditions in the winter

### **Entrances.**

At present there is little celebration of arrival into the park. A kissing gate serves as the principal access from the car park into the park from the car park and the Newton Drive entrance is served by simple post and rail fencing and gates. It would be good if this experience could be enhanced with consistent approaches at both entrances, and also may be from the canal side approach at Plovers meadow. Fencing of some kind with large sculptural metal lettering advising that Pishiobury Park lies beyond, supplemented by a large interpretation/ orientation panel would go some way to improve matters. It need not be prohibitively expensive.

### **Interpretation.**

In light of this plan some revaluation and interpretation of the park's history might be considered. The historical work prepared for this plan suggests more emphasis should be placed on interpretation of the 17<sup>th</sup> century landscape at Pishiobury than has been given to date and perhaps less emphasis should be placed on the involvement of Lancelot 'Capability' Brown as his work at Pishiobury remains

unproven. Interpretation of the site ecology is excellent although this could also be updated in light of the Nature Reserve status recently bestowed on the park.

### **Events**

The programme of Events and walks run by the Friends groups and others should continue to be supported and publicised. They play an important role in explaining the historical and ecological importance of the park to school children and the wider community.

## SCHEDULE OF WORKS TABLE 11.1

Mplan code	Prescription	Area / length	CSHT code	Years				
				1	2	3	4	5
All park	Manage wood pasture and parkland. This is the principal prescription to cover the management of the entire park and covers management of both sward and trees.	25.13 ha	CWD22	x	x	x	x	x
F1, F2, F3	Keep native breeds ( Longhorn in this case)on grazed habitat supplement	item	CSP17	x	x	x	x	x
H1	Hedge coppicing sections of mature hedgerow to facilitate views of park beyond	450m	BE6	x	x	x	x	x
SM1, F1, F2, F3	Controlling scrub on historic features: scheduled monument SM1 and on field s F1, F2 and F3 in park by annual topping	25.13Ha	CHS4	x	x	x	x	x
A3	Tree surgery to existing lime avenue to improve axial low level view down avenue	60	TE11	x				
A2	Restore lime avenue by planting standard lime trees at 12.0m centres protected by metal tree guards	49	TE2, TE9	x				
All park and A1	Plant parkland trees as transplants in tree shelters protected by timber post and rail tree guards to match existing. Plant according to parkland tree planting plan Fig 11.2 and in gaps along Oak walk	20	TE4, TE5 , TE7					
R1	Restore roundel by panting 10 trees in tree guards	10	TE4, TE5 , TE7					

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## **APPENDIX 5.1**

### **Veteran Tree Survey**

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Pishiobury Parkland Conservation Masterplan. **Draft Report**  
Chris Burnett Associates  
**01 07 25**

## **Veteran Tree Assessment**

Trees were assessed in terms of their veteran status by recording attributes such as tree form, presence of tears/scars, degree of hollowing and amount of dead wood. Trees were classified as veterans only if they showed numerous and significant signs of the following characteristics most of which are linked to declining tree health and decay:

Species - POK = Pendunculate oak (*Quercus robur*)  
BE = Beech (*Fagus sylvatica*)  
SC = Sweet chestnut (*Castanea sativa*)  
||| = Large leaved lime (*Tilia platyphyllos*)

Girth (m at breast height)

Standing / Leaning / Fallen

Live growth:      Live mostly full canopy (1)  
                         Live partial canopy (2)  
                         Live residual canopy (3)  
                         Crown dead (4)  
                         Tree dead (5)

Crown loss:  
Full Crown (1) (25% gone)  
Nearly Full Crown (2) (25-30%)  
Partial Crown (3) (50-75%)  
Remnant Crown (4) (75% gone)

Bark (greater than 30x30 cm) Loss: Base(B);Trunk (T);Crown (C)

Sap runs: Wet flux (B) + no. e.g. 2B: Dry Flux (A)

Crevices:                    Scar (S) = aged scar with callus (no. of each)

Tear (T) = Recent shedding of limbs (no. of each)

Cavities Base, Middle, Top

Water pockets no. recorded or 0= None

Decay holes (small) No.

## Physical damage

Rot Table: No. and type					
Colour	Cubical Dry	Fibrous Dry	Fibrous Moist	Soft/	Moist/Wet/ Disintegrating
White	(A)	(B)	(C)	(D)	(E)
Red/ brown	(F)	(G)	(H)	(K)	(M)
Black	(N)	(P)	(R)	(S)	(T)

(Area of each must be greater than 30x15cm)

Deadwood attached: No. (1.0m length over 6" diameter)  
Deadwood fallen: No. (1.0m over 6" diameter)

## Fungi Table:

Fungi	Tree	Fallen wood	Ground under crown
Bracket	(A)	(B)	(C)
Skin-like covering	(D)	(E)	(F)
Cap and stalk	(G)	(H)	(K)
Slime	(M)	(N)	(P)

Epiphytes: Lichen (A) Moss (B) Fern (C) Ivy (D) Mistletoe (E) Other (x)

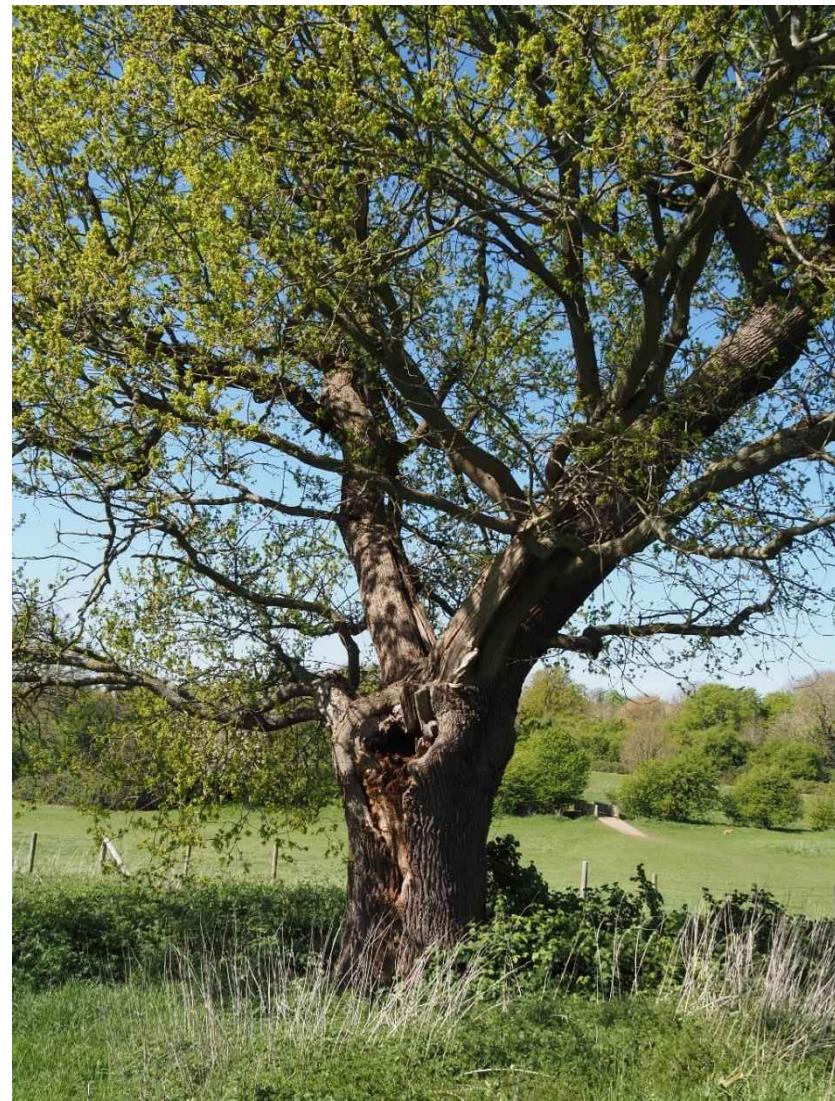
Invertebrates: Evidence of holes/burrows on:  
Rotsite (1) Deadwood (2) Bark (3) Fungi (4) Other (x)

Birds: Opening adapted with: mud/twigs (1) opening with smooth corner lower lip (2) Bark streaks with black stain below (3)

<b>Number</b>	61
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.4
<b>Est Ht</b>	5
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	1
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	0
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	-
<b>Notes</b>	



<b>Number</b>	63
<b>Grid Ref</b>	
<b>Species English</b>	Oak
<b>Species Latin</b>	<i>Quercus robur</i>
<b>Girth</b>	1.6
<b>Est Ht</b>	18
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	2
<b>Crown Loss</b>	2
<b>Bark Loss/Loose Bark</b>	6B 6C
<b>Sap runs/Bark Fluxes</b>	-
<b>Crevices (Tears/Scars)</b>	4T 1S
<b>Cavities hollowing Base</b>	1
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	1
<b>Water Pockets</b>	0
<b>Decay holes</b>	2
<b>Physical Damage</b>	01
<b>Rot</b>	5F
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	-
<b>Epiphytes</b>	A
<b>Invertebrates</b>	1
<b>Birds/Mammals</b>	-
<b>Context</b>	-
<b>Notes</b>	Fenced off



<b>Number</b>	71
<b>Grid Ref</b>	
<b>Species English</b>	Field Maple
<b>Species Latin</b>	<i>Acer campestre</i>
<b>Girth</b>	1.0
<b>Est Ht</b>	10
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	1B 1C
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	2
<b>Cavities hollowing Base</b>	1
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	3
<b>Physical Damage</b>	1
<b>Rot</b>	
<b>Deadwood Attached</b>	11
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	-
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	At top of shallow ditch, bracing in crown



<b>Number</b>	75
<b>Grid Ref</b>	
<b>Species English</b>	Lime
<b>Species Latin</b>	<i>Tilia cordata</i>
<b>Girth</b>	108
<b>Est Ht</b>	25+
<b>Tree form</b>	SP
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	1T
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	5
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Fenced off



<b>Number</b>	77
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.4
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	0
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Multi-stemmed



<b>Number</b>	78
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.4
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	0
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Multi-stemmed



<b>Number</b>	88
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.5
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	3
<b>Crown Loss</b>	3
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	1
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	1
<b>Rot</b>	3F
<b>Deadwood Attached</b>	-
<b>Deadwood Fallen</b>	8
<b>Fungi</b>	0
<b>Epiphytes</b>	A B
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Multi-stemmed



<b>Number</b>	89
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	
<b>Est Ht</b>	
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	3
<b>Crown Loss</b>	3
<b>Bark Loss/Loose Bark</b>	1B
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	4
<b>Fungi</b>	0
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Multi-stemmed



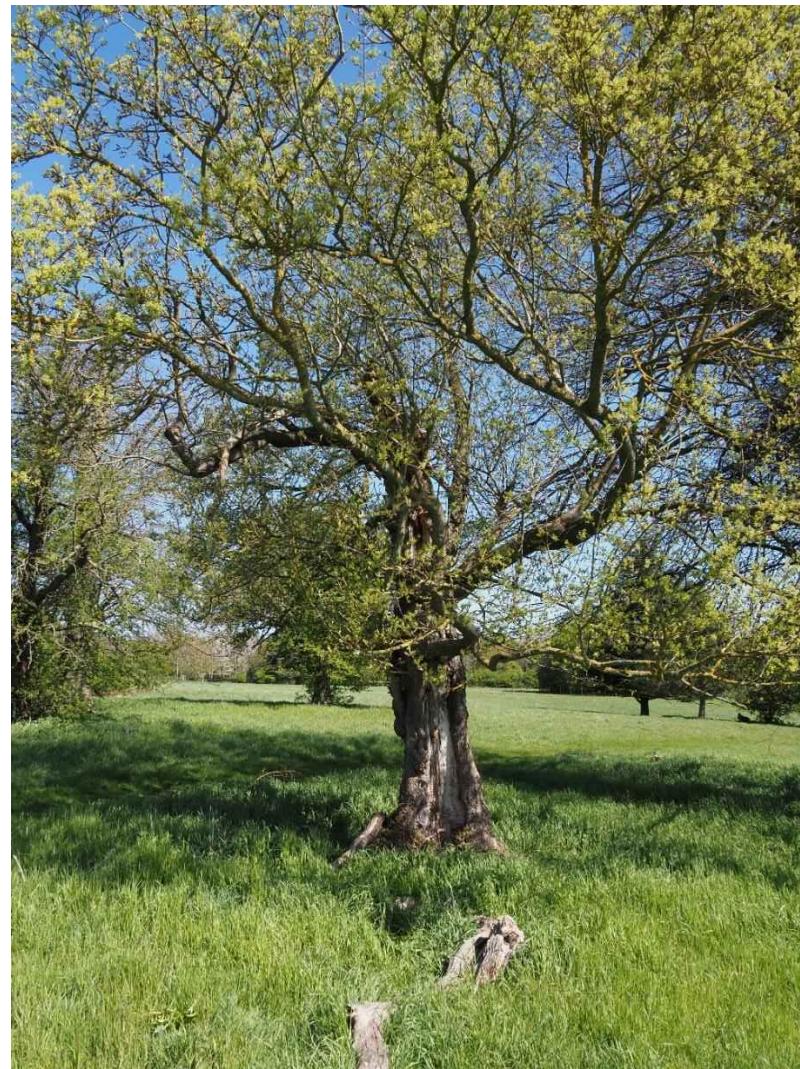
<b>Number</b>	90
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.3
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	Multi-stemmed



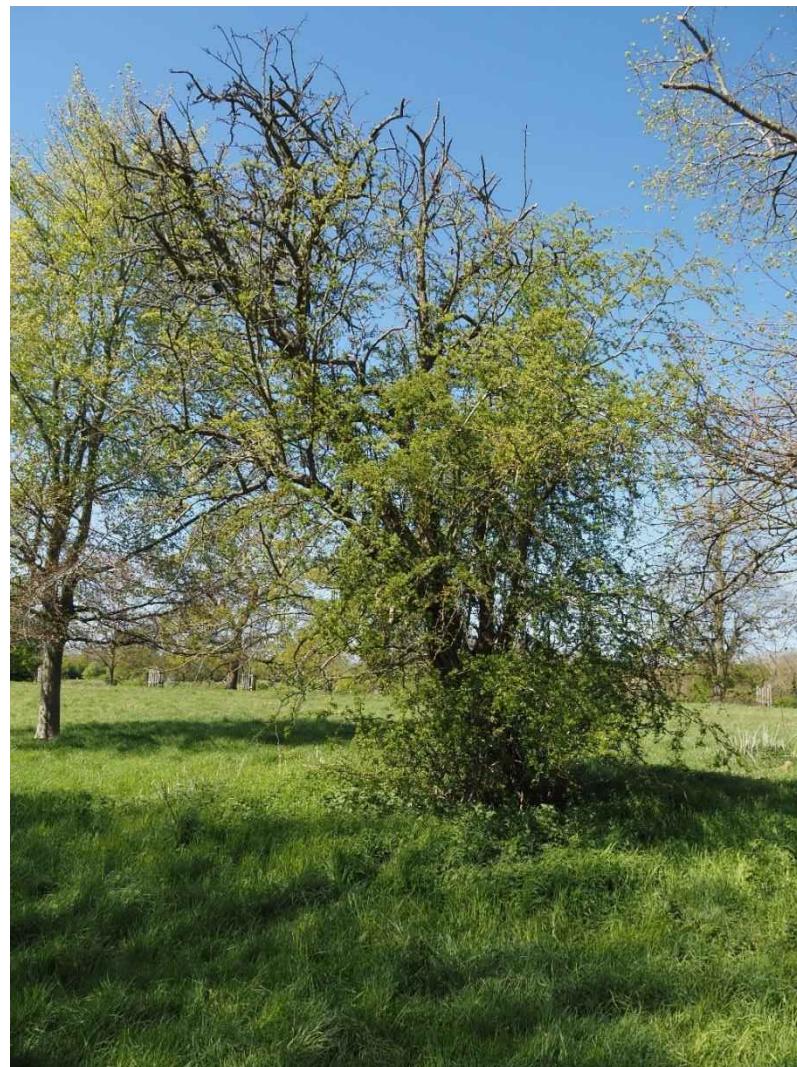
<b>Number</b>	91
<b>Grid Ref</b>	
<b>Species English</b>	Oak
<b>Species Latin</b>	<i>Quercus robur</i>
<b>Girth</b>	0.9
<b>Est Ht</b>	15
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	3
<b>Crown Loss</b>	3
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	3T
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	1
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	1
<b>Water Pockets</b>	0
<b>Decay holes</b>	3
<b>Physical Damage</b>	1
<b>Rot</b>	6F
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	6
<b>Fungi</b>	0
<b>Epiphytes</b>	AB
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	



<b>Number</b>	99
<b>Grid Ref</b>	
<b>Species English</b>	Field maple
<b>Species Latin</b>	<i>Acer campestre</i>
<b>Girth</b>	0.6
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	4
<b>Crown Loss</b>	4
<b>Bark Loss/Loose Bark</b>	6C 5B
<b>Sap runs/Bark Fluxes</b>	-
<b>Crevices (Tears/Scars)</b>	1S
<b>Cavities hollowing Base</b>	1
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	2
<b>Physical Damage</b>	1
<b>Rot</b>	7F
<b>Deadwood Attached</b>	2
<b>Deadwood Fallen</b>	8
<b>Fungi</b>	-
<b>Epiphytes</b>	B
<b>Invertebrates</b>	1
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	



<b>Number</b>	100
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.4
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	4
<b>Crown Loss</b>	4
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	3
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	



<b>Number</b>	102
<b>Grid Ref</b>	
<b>Species English</b>	Hawthorn
<b>Species Latin</b>	<i>Crataegus</i>
<b>Girth</b>	0.4
<b>Est Ht</b>	4
<b>Tree form</b>	Sp
<b>Standing/Fallen</b>	S
<b>Live Growth</b>	1
<b>Crown Loss</b>	1
<b>Bark Loss/Loose Bark</b>	0
<b>Sap runs/Bark Fluxes</b>	0
<b>Crevices (Tears/Scars)</b>	0
<b>Cavities hollowing Base</b>	0
<b>Cavities hollowing Middle</b>	0
<b>Cavities hollowing Top</b>	0
<b>Cavities hollowing Crown</b>	0
<b>Water Pockets</b>	0
<b>Decay holes</b>	0
<b>Physical Damage</b>	0
<b>Rot</b>	0
<b>Deadwood Attached</b>	0
<b>Deadwood Fallen</b>	0
<b>Fungi</b>	0
<b>Epiphytes</b>	A
<b>Invertebrates</b>	0
<b>Birds/Mammals</b>	0
<b>Context</b>	0
<b>Notes</b>	



## **APPENDIX 6.0**

### **Ecology**

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Pishiobury Parkland Conservation Masterplan. **Draft Report**  
Chris Burnett Associates  
**01 07 25**

## **List of Flora Pishiobury Main Park May 2011**

### **Bob Reed**

Lesser Celandine  
Red Dead Nettle  
Bramble  
Persicaria sp.  
Cow Parsley  
Wall Barley  
Dock  
Lambs Tongue Plantain  
Dandelion  
Stinging Nettle  
Lesser Bindweed  
Cocksfoot Grass  
Shepherds Purse  
Meadow Grass  
Meadow Barley  
Creeping Thistle  
Couch Grass  
Foxtail Grass  
Yarrow  
Ribwort Plantain  
Creeping Buttercup  
Sorrel sp  
\*Ladies Bedstraw  
Field Woodrush  
Cat's ear sp  
Chickweed sp  
Common Storks bill  
Red Clover  
Creeping Cinquefoil  
Meadow Buttercup  
Quaking Grass  
\*Oxeye Daisy  
Crested Dog's tail Grass  
\*Glaucous Sedge  
Dwarf Thistle  
Hop Trefoil  
\*Salad Burnet  
\*Bird's foot trefoil  
\*Goatsbeard  
\*Bee Orchid  
Lawn Daisy  
Sterile Brome Grass  
Cut leaved Cranesbill  
\*Pignut  
\*Cowslip  
White Clover  
Hogweed

\*Meadow Vetchling  
\*Agrimony  
Crow Onion  
Reed Mace  
Great Hairy Willow Herb  
Stonewort  
Pendulous Sedge  
Greater Pond Sedge  
Hard Rush sp  
Speedwell  
Mouse Ear Chickweed  
Spear Thistle  
Milk Thistle  
Burdock  
Forget-me-not  
Dogs Mercury  
Charlock  
Wood Avens  
Wild Arum  
White/ Blue violets  
Ground Ivy past  
Ivy  
Spanish Bluebell  
Red Campion  
Snowdrop  
Alkanet  
Fat Hen  
Yellow Flag Iris  
Goose grass  
Silver weed  
Brook lime

## **List of Flora Wet Meadow May 2011**

### **Bob Reed**

\*Meadowsweet  
Broad Leaved Dock  
Common Reed  
Stinging Nettle  
\*Water Mint  
Reed Sweet Grass  
Angelica  
Great Hairy Willow Herb  
Meadow Buttercup  
Creeping Buttercup  
Ragged Robin  
Red Campion  
St John's Wort  
Hard Rush sp.  
Herb Robert  
Cow Parsley  
Bramble  
White Comfrey  
Ground Ivy  
Field Speedwell  
Teasel  
Marsh Thistle  
Horsetail  
\*Meadow Vetchling  
Hedge Woundwort  
Figwort  
Dewberry  
Hogweed  
Burdock  
Goose grass  
Foxtail grass

Pishiobury Summary results 2004 by

Year
2004

Areas		1	2	3	4	5	6	7	8	9	10	11	
Species	No.	Mandeville	A1184	Picnic Area	Lime Avenue 1	Lime Avenue 2	Grass Slopes (Osier)	Springhall Lane Meadow	Lower meadow	The Field	Lower Nursery Wood	Upper Nursery Wood	
Small Skipper	134	24	5	2	6	1	47	35	4	4	0	6	
Essex Skipper	57	11	0	0	0	12	23	7	0	3	0	1	
Brimstone	3	2	0	1	0	0	0	0	0	0	0	0	
Large White	103	12	15	2	2	5	24	14	3	3	7	16	
Small White	103	10	10	12	11	6	12	22	3	8	4	5	
Green Veined White	18	0	1	1	0	0	8	4	2	1	1	0	
Orange Tip	41	2	3	2	3	0	2	13	6	2	2	6	
Common Blue	11	0	0	0	2	2	3	2	1	0	0	1	
Holly Blue	5	0	2	0	2	0	0	0	0	0	0	1	
Small Copper	10	2	0	0	0	0	1	4	0	3	0	0	
Red Admiral	6	0	1	2	0	0	1	0	0	1	0	1	
Painted Lady	0	0	0	0	0	0	0	0	0	0	0	0	
Small Tortoiseshell	60	17	2	1	0	3	10	13	3	0	0	11	
Peacock	35	5	2	0	0	0	14	10	1	1	1	1	
Comma	19	2	1	0	0	0	6	5	2	0	2	1	
Speckled Wood	55	0	16	2	3	2	1	6	1	1	21	2	
Ringlet	12	0	3	0	0	0	0	6	2	0	0	1	
Gatekeeper	481	65	17	3	14	15	114	164	16	7	15	51	
Meadow Brown	848	83	35	5	43	56	401	125	24	34	8	34	
Total Observations		2001	235	113	33	86	102	667	430	68	68	61	138

## Pishiobury Park Survey

## Summary for Year

Year
2005

Areas		1	2	3	4	5	6	7	8	9	10	11
Species	No.	Mandeville	A1184	Picnic Area	Lime Avenue 1	Lime Avenue 2	Grass Slopes (Osier)	Springhall Lane Meadow	Lower meadow	The Field	Lower Nursery Wood	Upper Nursery Wood
Small Skipper	336	48	3	1	7	9	181	28	27	1	3	28
Essex Skipper	200	26	1	0	7	13	71	30	31	0	0	21
Brimstone	6	1	0	0	0	0	2	1	0	1	1	0
Large White	74	14	12	4	4	1	11	1	0	0	13	14
Small White	85	12	12	4	7	8	13	10	5	5	4	5
Green Veined White	27	2	4	0	0	0	3	7	1	0	5	5
Orange Tip	32	1	6	0	1	3	7	6	2	2	2	2
Common Blue	11	0	3	0	0	6	0	1	1	0	0	0
Holly Blue	3	0	0	0	0	2	0	0	0	0	0	1
Small Copper	0	0	0	0	0	0	0	0	0	0	0	0
Red Admiral	19	2	3	1	1	1	7	0	1	1	2	0
Painted Lady	1	0	0	0	0	0	0	0	1	0	0	0
Small Tortoiseshell	43	4	1	2	0	1	13	7	0	2	0	13
Peacock	61	5	4	0	0	4	30	11	5	1	0	1
Comma	35	4	3	0	0	0	19	5	0	0	0	4
Speckled Wood	69	2	31	0	1	1	1	2	0	0	24	7
Ringlet	25	5	5	0	1	0	4	1	7	2	0	0
Gatekeeper	652	81	28	5	20	53	144	184	56	17	27	37
Meadow Brown	1150	156	45	6	107	96	472	94	29	39	28	78
Total Observations	2829	363	161	23	156	198	978	388	166	71	109	216

### **Pishiobury Plant List**

Dandelion
Goatsbeard
Yarrow
Meadow Buttercup
Glaucous sedge
Field Woodrush
Creeping Cinquefoil
Red Clover
Lesser Bindweed
Cocksfoot Grass
Sorrel
Speedwell
Agrimony
Lawn Daisy
White Clover
Mouseear Chickweed
Black Medick
Meadow Barley
Self Heal
Dwarf Thistle
Birdsfoot Trefoil
Creeping Thistle
Ladies Bedstraw
Hogweed
Pineapple Mayweed
Cut leafed Cranesbill
Ribwort Plantain
Oxeye Daisy
White Clover
Quaking Grass
Salad Burnett
Pignut

## Protected Species by Date

Row Labels	Max of Year
<b>bird</b>	<b>2015</b>
Barn Owl	2012
Buzzard	2013
Cuckoo	2014
Great Spotted Woodpecker	2013
Hobby	2011
Kestrel	2003
Little Egret	2012
Marsh Harrier	2011
Mistle Thrush	2009
Moorhen	2013
Red Kite	2015
Robin	2013
Song Thrush	2009
Stock Dove	2009
Teal	2013
Wren	2013
<b>flowering plant</b>	<b>1985</b>
Ragged-Robin	1985
<b>insect - butterfly</b>	<b>2009</b>
Small Heath	1997
White-letter Hairstreak	2009
<b>insect - moth</b>	<b>2014</b>
Blood-Vein	2014
Bordered Beauty	2014
Brown-spot Pinion	2014
Buff Ermine	2014
Centre-barred Sallow	2013
Cinnabar	2014
Dark-barred Twin-spot Carpet	2013
Deep-brown Dart	2013
Dingy Shell	2013
Dotted Fan-foot	2014
Feathered Gothic	2013
Gothic	2014
Green-brindled Crescent	2014
Knot Grass	2013
Latticed Heath	2013
Maple Slender	2014
Meadow-sweet Button	2014
Pale Straw Pearl	2014
Pale Water-veneer	2013

Powdered Quaker	2014
Puss Moth	2013
Rosy Rustic	2014
Shaded Broad-bar	2014
Shoulder-striped Wainscot	2013
Small Phoenix	2014
Small Square-spot	2014
White Ermine	2013
<b>reptile</b>	<b>2011</b>
Common Lizard	2011
Grass Snake	2001
<b>terrestrial mammal</b>	<b>2009</b>
Common Pipistrelle	2004
European Water Vole	2009
<b>Grand Total</b>	<b>2015</b>

## Rapid Grassland Assessment

Survey date: 22/07/24

Cut type: Grazed

Cow parsley											
Dock sp.									Y		
Hogweed											
Ragwort sp.									Y		
Thistle sp.			Y		Y						



## **APPENDIX 6.1**

### **Herts Environmental Record Centre Species Records**



LANDSCAPE  
& HERITAGE

# Pishiobury Park

## Appendix 7.1 Visitor Survey

t: 01562 887884

e: [hello@cfpuk.co.uk](mailto:hello@cfpuk.co.uk)

w: [cfpuk.co.uk](http://cfpuk.co.uk)

This report was generated on 02/06/25. Overall 196 respondents completed this questionnaire. The report has been filtered to show the responses for 'All Respondents'. A total of 196 cases fall into this category.

The following charts are restricted to the top 12 codes. Lists are restricted to the most recent 100 rows.

Q0.a



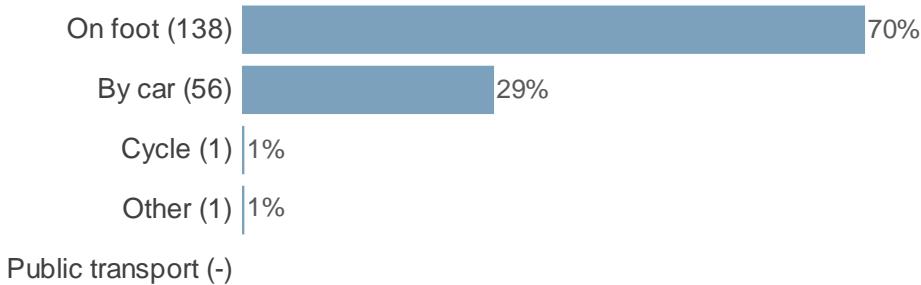
Q0.b



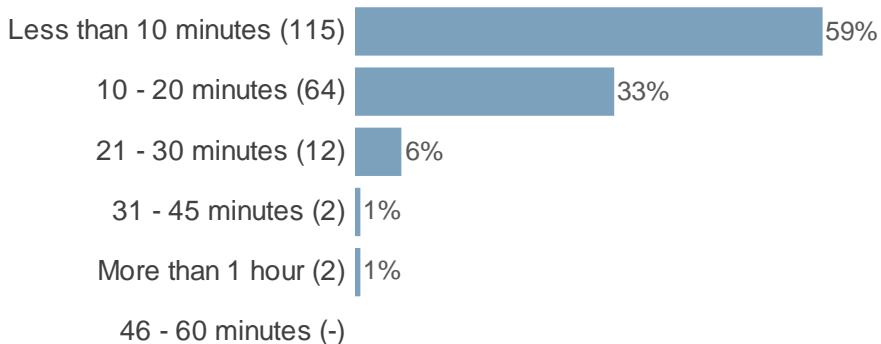
Please provide the postcode you start your journey from when visiting Pishiobury Park.

CM17 9SZ	CM21 0AR	CM21 0EL	CM21 0DY	CM21 0AR	CM21 0EE	CM21 9NN
CM21 9LG	CM21 9LP	CM21 0EL	CM21 0HH	CM21 9AG	CM21 9PX	CM21 9LN
CM21 9NP	CM21 9HA	CM21 9JY	CM21 9AX	CM21 0BU	CM21 0AR	CM21 9FJ
CM21 0BZ	CM21 9LW	CM16 6NB	CM21 0DD	CM21 0EL	CM21 9FD	CM21 9DW
CM21 0EU	CM21 0AU	CM21 0ED	CM21 9EX	CM21 9PS	CM21 9AX	CM21 0EB
CM20 3DU	CM21 9PX	CM21 9NY	CM21 9LF	CM21 9BD	CM21 9HN	CM21 9PX
CM17 9RA	CM21 0HR	CM17 0EE	CM21 9AN	CM21 9HE	CM21 9ET	CM21 9EB
CM21 9NG	CM21 9BD	CM21 9NY	CM21 0HA	CM21 0HA	CM21 9NB	CM21 9BQ
CM21 9DW	CM20 2RB	CM21 9NF	CM21 9JN	CM21 9NB	CM21 0AD	CM21 0EH
CM17 0LA	CM21 0BS	CM21 9GZ	CM21 0HA	CM21 9PW	CM21 9PT	CM21 9NR
CM21 9NW	CM21 9BU	CM21 9HH	CM21 9BA	CM21 9JB	CM21 0HL	CM21 0BB
CM21 0BW	CM21 9EP	SG14 3JU	CM21 9PS	CM21 9NN	CM21 9NY	CM21 9DQ
CM21 0ES	CM21 9HX	CM17 0HL	CM21 0AA	CM20 2PH	CM21 0FS	CM21 0BS
CM21 9PS	CM21 0BB	CM21 0AT	CM21 0AS	CM21 0BD	CM21 9NB	CM23 3PB
CM21 0AT	CM18 6XJ					

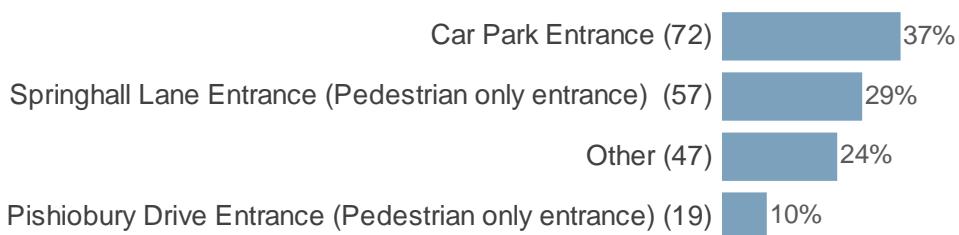
## How do you normally travel to Pishiobury Park?



## Approximately how long does your journey to Pishiobury Park normally take?



## Which entrance do you typically use to enter Pishiobury Park?



### (If Other, please state:)

Newton drive  
Off of the river towpath  
River Stort  
Via the footpath from the river  
From the river  
Bonks Hill  
Newton drive  
Along river  
Off the river  
From the River  
From the towpath

**(If Other, please state:)**

From the canal board walkway

Via the River Stort

Newton Drive

Newton Drive

Newton Dr

Newton Drive

Different routes there, sometimes from the river, by the board walk, through the trees from London Road, from the car park or from the big gate off Brook Road

Newton Drive entrance

Lower Sheering

My parents back garden

River stort

From river

Newton Drive

From the river stort

Along canal towpath from sheering mill lane

Canal via Sheering mill lane

Gate by bus stop on London Road

River path

Harlow road kissing gate

Newton Drive

From the river

Footpath from Brook Road

From river walk

Sheering mill lane (entrance via the river)

Up from the canal

From river via turning from allotments

Newton drive

Through the woods from the river. Past the badgers.

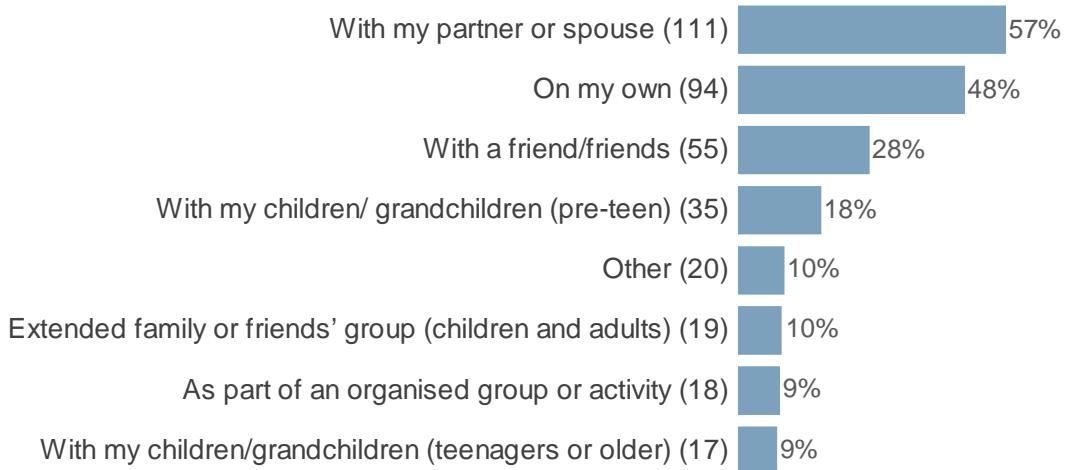
Newton drive

River stort toeparth

Via the river/Osier Bed.

Newton Drive

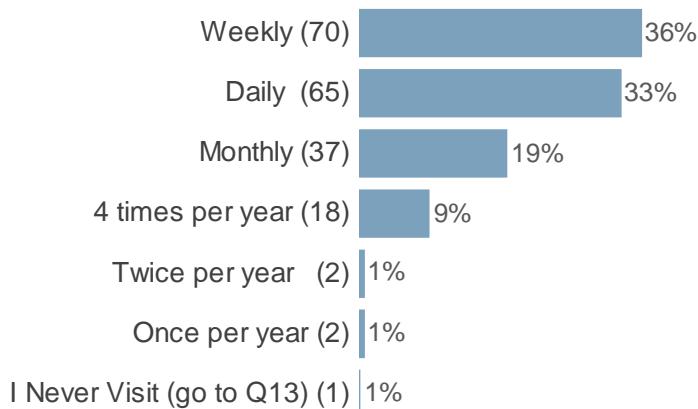
## Who do you typically visit Pishiobury Park with? (Please tick all that apply)



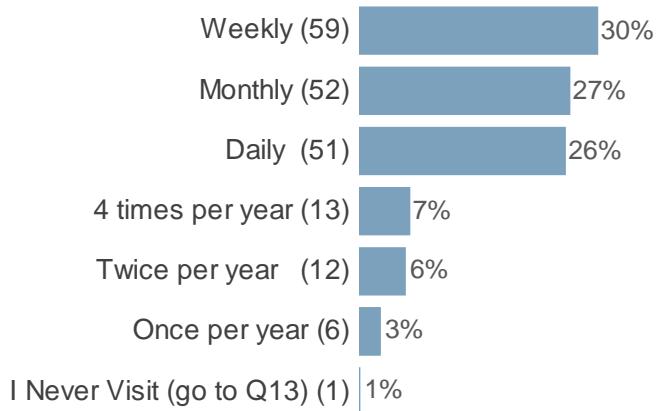
### (If Other, please state:)

The dog!	With my toddler	Dog
Dogs	With my dog	My Dog Khloe
With my dog	Parents	With my partner and baby
With my dog	Dog walking	With my parents
With dogs	Walking dogs	With the dog or my young kids
with dog	2 dogs	Parents.

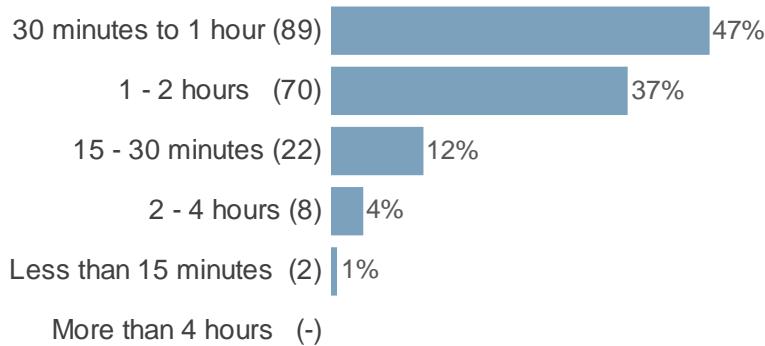
## How often do you visit Pishiobury Park (select one option per line)? (In the Spring / Summer )



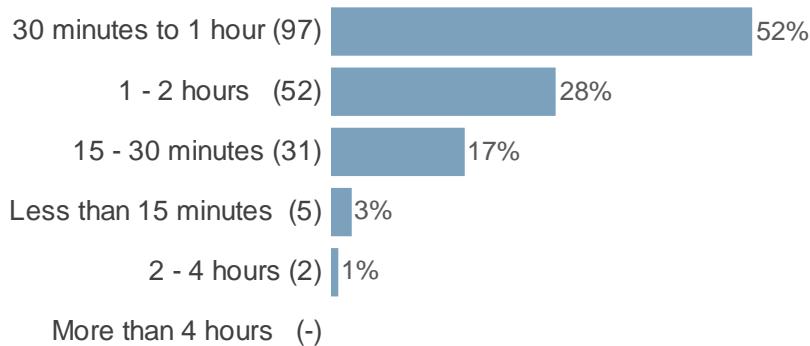
How often do you visit Pishiobury Park (select one option per line)? (In the Autumn / Winter )



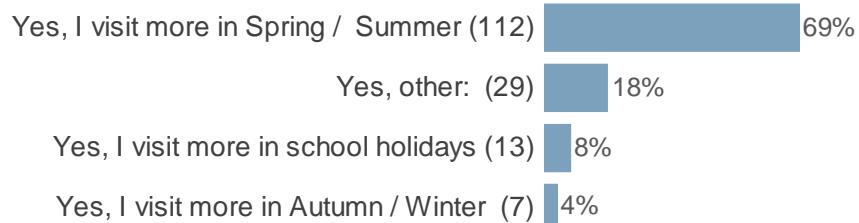
On average how much time do you spend at Pishiobury Park per visit (select one option per line)? (In the Spring / Summer)



On average how much time do you spend at Pishiobury Park per visit (select one option per line)? (In the Autumn / Winter)



## Do you visit Pishiobury Park more at certain times of the year?

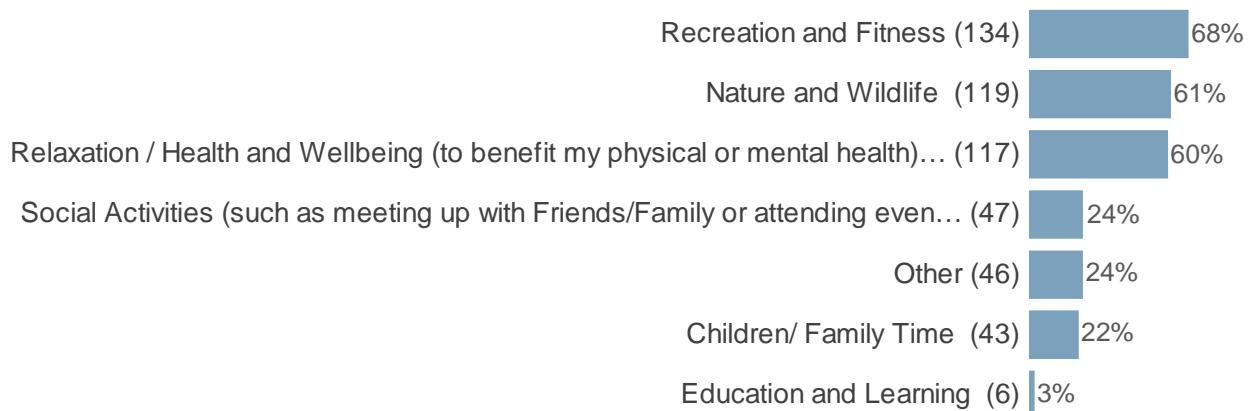


Yes, I visit more on public holidays (such as Easter or Christmas) (1) 1%

### (If Other, please state:)

Same anytime	No
When staying with my parents in Pishiobury drive	Regularly all year
About the same year round	No
Same	Daily
When not too muddy	The same
No	Spring autumn the same
I visit everyday	Visit all year round
No, but this isn't an option	No I don't! You need a no option
No same amount all year	No difference
No all year round	Same all year
General consistent	No. I visit the same amount all year.
No	About the same all year round
All year	Visit regardless of seasons
Spring summer and school holidays	visit all year round to walk dog

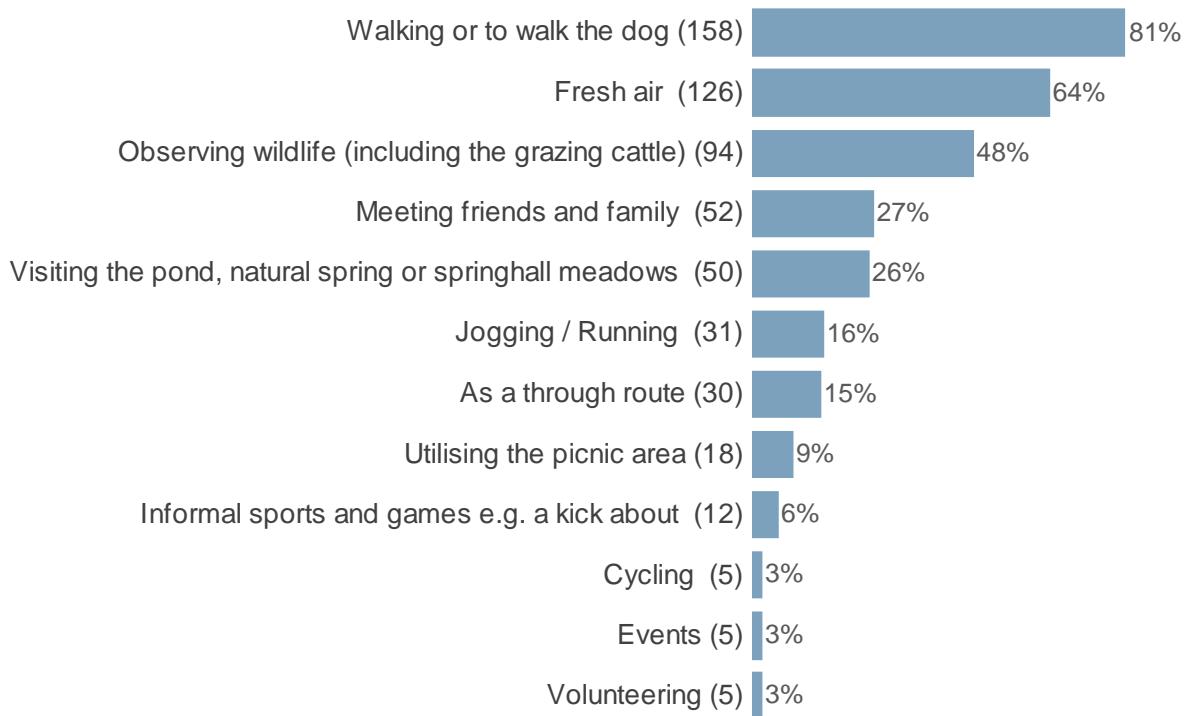
## What is your motivation for visiting Pishiobury Park? (Please tick all that apply)



**(If Other, please state:)**

Walking dogs	Dog walking
Walk my dogs	Dog walking
Spend time with my dog	Dog walk
Dog walks	Dog walk
Dog walking	Dog
Walking the dog	Dog walk
Walking with dogs	Dog walking
Dog walking	Dog walking
Dog walk	Picnic with friends
Dog walking	Walking dog
Dog walking	Dog walking
Dog walking	Dog walking
Walking my dog	Walking my dog
Dog walk	Dog walking
Dog walking	Walking
Dog walking	Walking the dog
Taking the Beaver and Squirrel scouts out	Dog walking
Dog walking	Dog walking
Dog walking	Walking my dogs
Dog Walking	Dog walking
Walk the dog	Dog walks
Dog walking	Walking the dog
Dog walking	

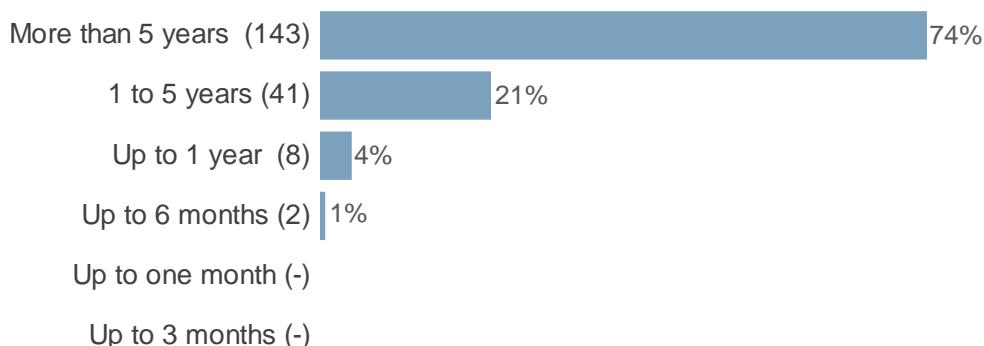
## What is your main activity or activities when visiting Pishiobury Park? (Please tick all that apply)



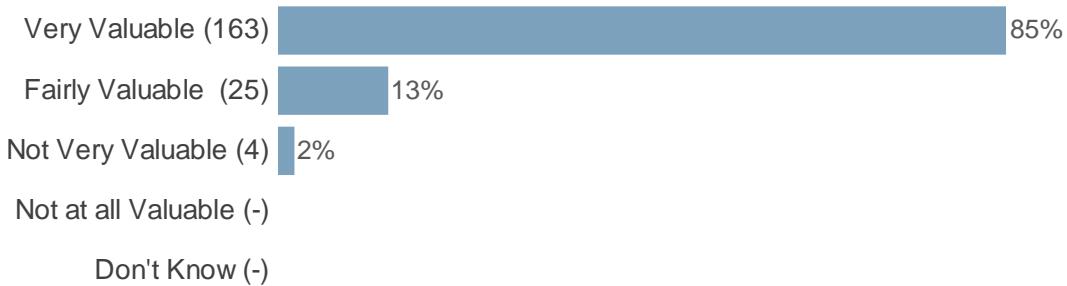
(If Other, please state:)

Dog training

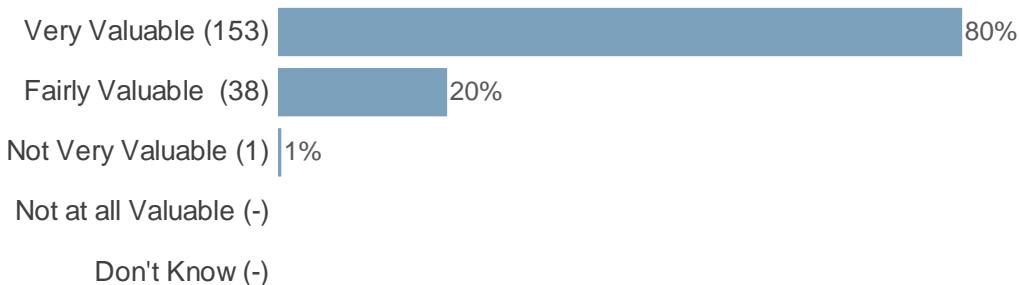
## On average how long have you been visiting Pishiobury Park?



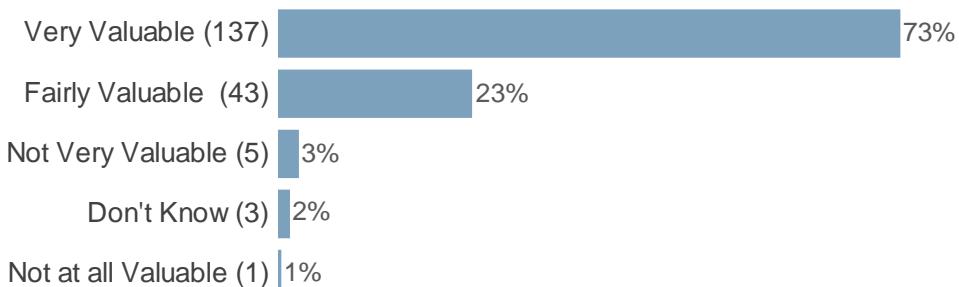
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (Somewhere to improve my mental and physical wellbeing)**



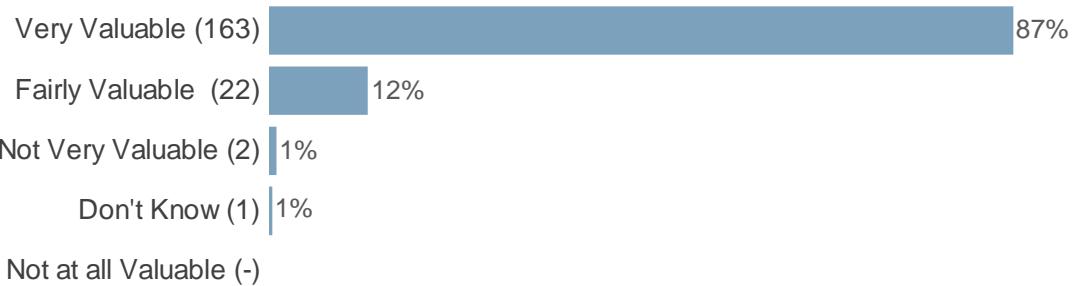
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (Providing contact with nature and wildlife /seasonal change)**



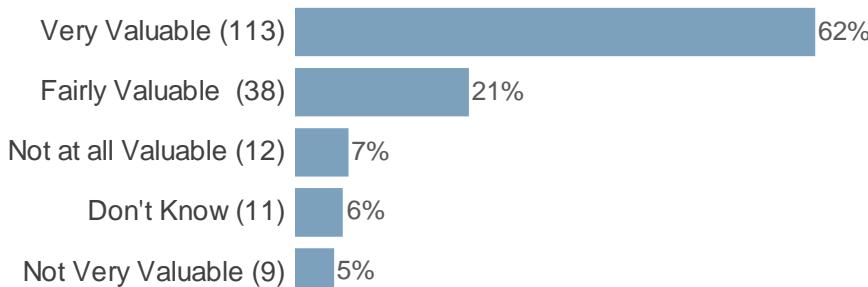
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (Providing environmental benefits (clean air, cooling, flood alleviation etc))**



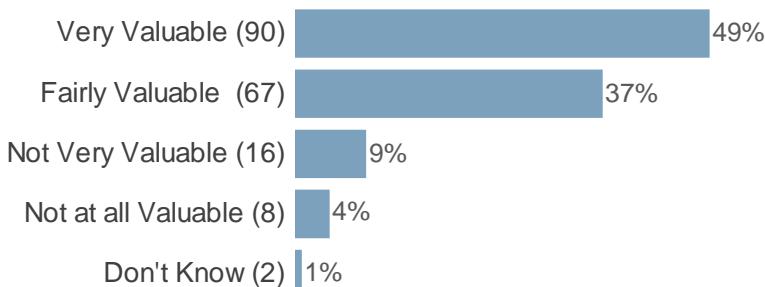
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (Providing safe access to outside space)**



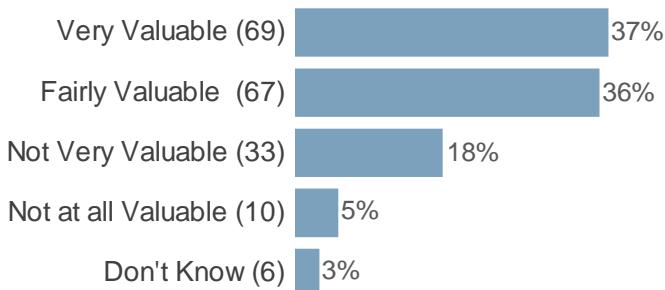
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (A safe place for children and young people to develop independence)**



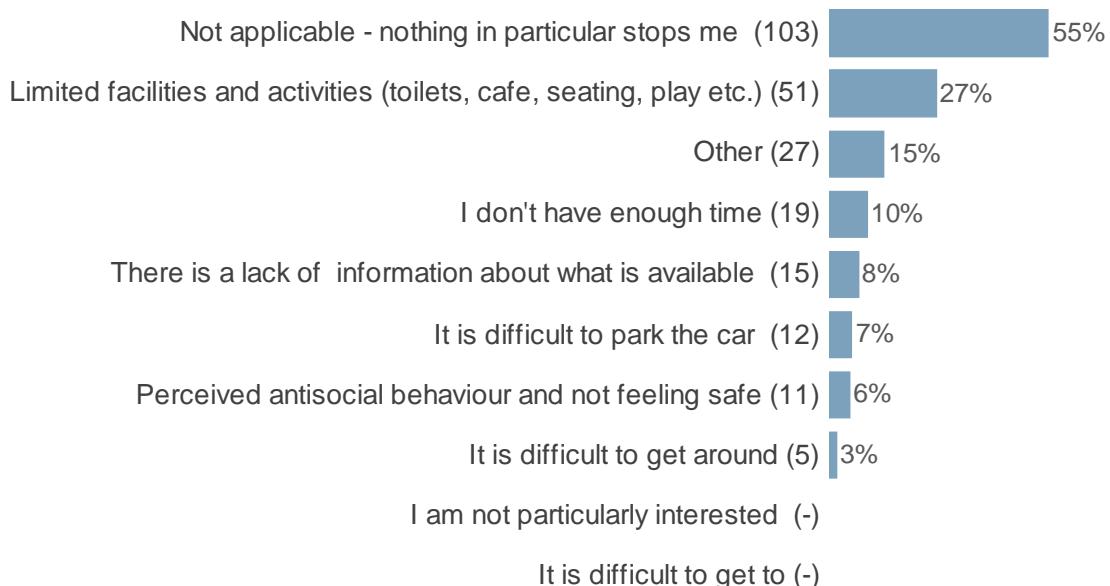
**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (Having a space to socialise/ meet friends and family)**



**How important or valuable are the following aspects and attributes of Pishiobury Park to you? (Tick one option per line) (As a place to engage with people and the community, informally and through events and activities)**



**Is there anything that restricts your use and enjoyment of Pishiobury Park? (Tick all that apply)**



**(If Other, please state:)**

I have brought up this point numerous times it's such a shame that I know people in wheelchairs that cannot come to bishopbury Park because there's not a dedicated path that's not on the grass around the park where you're able to walk off the mud and especially for wheelchair users if you did this it will be fantastic and make the park so much better for those people that are unable to access it at the moment if you listen to my point I will be so happy as I've brought this up so many times

In the winter, the entrance from the main car park is a mud bath, plus both entrances to the picnic area don't really prevent dogs from getting in.

Dog Pooh not being picked up, it is everywhere and getting worse

Cows

Insufficient parking at peak times. No cafe or toilets. No info about regular walking groups

The presence of longhorn cattle

Too many dogs / dogs off lead

Sometimes the cows, cow pats everywhere and at this time grass is so long with less walkways

**(If Other, please state:)**

The cattle. They spook me and my dog is also worried by them, so sadly as soon as they arrive we stop visiting until they leave. It's such a shame, as we love the park..

Too many dogs running wild off the leaf and dog walkers with packs of dogs

Too much development - restrictive fences, unnatural paths being created. Hard to use parking apps

Poor conditions sometimes very muddy

Can be very muddy

Would love a small playground

Some times of year the canal towpath is too overgrown / flooded to access park via boardwalk route

More dog bins

Dogs not kept on leads and the cattle. I've been savagely bitten by a dog there and scarred on my leg for life and I've also had the cows attack me from no provocation. I hate the cows being there they make me very nervous

Watching out for the cows whilst walking the dogs. I appreciate why the cows are there though.

I'd like to see a vitaparcour/fitness trail set up in it. Create a mini orienteering course for kids?

Off lead dogs and littering

Can be very muddy in winter, but that is to be expected

Cows roaming freely. Cow pats everywhere, ground gets churned and made very uneven and the cows can sometimes be very temperamental

Antisocial behaviour = drones, facilities = toilets, other = cows

History of Dogging in car park

Drone flying

The cows

The cows! Me and kids are scared

**Please tell us if there is a specific issue or feature that you dislike e.g. where on the site feels unsafe or what facilities are missing:**

Entrance very muddy in winter. Needs tree bark cover

The park is a great facility close to my home. I don't feel that there is anything I dislike other than the fact that it is mainly a dog walking facility. Some times there are too many dogs around for my wife to feel comfortable.

Large dogs off lead

Gets very muddy in winter

Bins need emptying more frequently. Maintenance of the board walk.

Toilet facilities would be helpful. I feel unsafe visiting on my own after about 6pm when it can be quite deserted, but I think it's probably common sense not to visit after that time?

Me and my dogs have been threatened by the cows several times and the lack of all weather pathways to get around

Having the cows present, they spoil the whole experience

Would be good to have a cafe

Horse riding is not permitted. Unfair to exclude horse riders. No parking for horse boxes

Notices posted on all entrance gates alerting public to the actual start date of cattle grazing season and how to behave around cattle would be minimum for a public space. Facebook or website postings are not sufficient.

Please tell us if there is a specific issue or feature that you dislike e.g. where on the site feels unsafe or what facilities are missing:

I love the park. It provides a tranquil and beautiful space to meet with a friend for a dog walk and a chat. The changes to the trees and bushes throughout the seasons are stunning. My friend and I always say that it is missing a coffee shop, however, we also think this would spoil its beauty by attracting more people which in turn would increase parking issues. Also, the cow shit can be a bit troublesome in the summer months, especially when dog walking.

None

Please add a kids play area for toddlers, anything to entertain them. Please please please

I would like to see more areas of rewilding. I would like to see the park educate that 'we are the ark' by building an ark area, naming it and watching us all reap the rewards please. <https://wearetheark.org/>

A children's play area would be really beneficial. Often I have to forego the park with my son if he needs extra stimulation via a playground so if Pishiobury park had a play area that would be great!

Today there are three drones. We are avoiding that section of the park. Noisy and intrusive.

Drug taking and electric bike riding

Off lead dogs with no recall

There are too many dogs and dogs off lead. EHDC needs to reinforce that this is a local nature reserve primarily, and not a dog exercising facility

No problems

Walking down to the river, walking to the left by a crater is a bench and regularly see the drug group waiting for school kids on a bench, midweek usually about 2pm, one always has a dog

Really don't like the cattle being allowed to roam freely

Aggression from dogs and sometimes owners/professional dog walkers.

Too many Dogs off leads, lack of toilets

Having toilets and a playground would be great. Maybe a dog agility park too.

The parking app system is hard to use and easy for people to ignore. On my last visit big groups of adults floating they just didn't pay. Cars that can't park at thieves lane spilling out into dangerous places and residential streets nearby.

Standing water

There needs to be a 'through route' instead of having to walk down the hill in all the long grass to access the gate at the bottom to take you onto the lovely wooden cladding through to the water

Drones are becoming a nuisance. They scare the cattle and dogs

We could do with the boardwalks being extended so we can access that area to the left of the main one where it just stops in the mud. Please don't start putting 'facilities' anywhere, it's a Nature Reserve so let's keep it that way!

Dog faeces

Overall the park is very well run. However it would be nice where the pool of water is joining the River Stort would be more appealing such as the groundwork more sade instead of slippery mud banks

More benches to enable people with reduced mobility to rest while walking

The cows scare me occasionally 🐄 but I just give them a wide berth! It's a lovely park, long may it continue in its present form.

Toilets would be great especially with young children

I think a drinking water station at the entrance would be good and more events at the park for children and families the friends of Pishiobury park are so valuable and what they do needs more support and funding

Toilets would be good. More patrols maybe

Perhaps in summer some additional parking spaces could be available

Please tell us if there is a specific issue or feature that you dislike e.g. where on the site feels unsafe or what facilities are missing:

I don't like when the cows graze, the park is filled with poo and I worry that that will run at me.

Dogs off lead

Toilets are needed

Nothing. My daughter dislikes that there's not a playground

The towpath from sheering mill lock to the park can be too flooded / overgrown at certain times of year and the path is very uneven for pushing a pram

Dogs not on leads with no recall, parking at Newton Drive entrance, scrambler bike use on river banks,,

I believe dogs should all be kept on leads as its a space for everyone and i hate dogs running up to me especially after i was savagely attacked a few years ago and nothing was done and my leg is now scarred for life. There is retractable leads now adays so all dogs should be on a lead and this should be enforced. Also as stated previously i hate the cow's they are unpredictable and make me very nervous i wish they werent there. Ive also had them charge at me before totally unprovoked . I carry a massive stick with me now incase dogs or cows come near me .

Dogs can escape through fence alongside Bonks Hill

None

Car park is used for other things besides walking the dog!!

It's perfect as it is for daytime use. Please don't add facilities. I imagine it may need more lighting at night?

Toilets would be nice - paid ideally

Not enough bins, a group of us used the picnics area and could only find one bin hidden at the exit but could have easily been missed

Nothing

Na

No

I'm happy with the environment

No. Feels safe, no need for facilities.

None that comes to mind

Too many dogs off lead, it is treated like a dog walking park but wildlife should be put first. Often becomes a hotspot for teenagers meeting up, but they shouldnt be a problem if educated to not litter or bother cattle.

Really need toilets!

Nothing missing. It is a wonderful open space. Not bogged down with play equipment or a cafe it is a quiet place for exercise relaxing and fresh air

Boggy ground in winter (which I appreciate is part of nature)!

Cows.... Seen them charge for no reason.

A toilet would be very useful and would allow for longer visiting time

With the addition of cafe's, playgrounds or other facilities. The space could become a real hotspot for locals. Replicating the National Trust style would be a huge benefit for the area.

Allowing so many dogs off leads is a real challenge with young children. We have had multiple incidents with uncontrolled dogs jumping and biting children. It would also be wonderful to have a playground in the park.

Would be good to have a small cafe and toilet facilities. More educational boards

Please tell us if there is a specific issue or feature that you dislike e.g. where on the site feels unsafe or what facilities are missing:

The cows = they are often traumatised by dogs and on occasion people, they often escape or get stuck, their water troughs frequently leak, last year one had a calf and the stockman denied its existence, they leave faeces all round the park, and we have to pay the company for them to be there!

Toilet area. Would be lovely if refreshments were available but appreciate that could come with a litter problem

There is nothing I dislike

Not having toilets restricts how long we can stay there for

None

Dogs off of leads and not easily recalled.

None

Walking up from the river

The newton drive entrance is damaged by parking beyond just the disabled bay

Drones being flown. Bins not being emptied.

I attend a mum and baby group weekly and we often say how there is no outside space to meet up that has some sort of shelter, yet is still outdoors. I think it would be lovely for there to be a seated area in the park, perhaps with a sail canopy, or a wooden canopy - it could even have a living roof (grass roof) to fit in with nature. We also mentioned how it's hard to walk the park with a buggy/pram. I have found myself walking home many times as my pram gets stuck with no path

There is nothing I dislike about this park

I think a mobile coffee provider would be a huge benefit in the car park. Perhaps toilets should also be considered

N/a

Public toilets, perhaps in the Car Park, would enable more people to visit the park. Somewhere to get refreshments would also be nice, though litter might be an unfortunate consequence.

Coild do with toilets , feels unsafe in evenings walking alone as a woman

I think we should have a little spot to get a drink or a coffee and tea to sit down as sometimes i go over there and have to leave because i need a drink or to use the toilets etc and

No toilets, lack of bins and seating areas and no covered areas from when it's raining

Always feel safe here

No

A cycling area around the perimeter for kids to cycle or learn to cycle

Some dog walkers with dogs with bad recall

It can be slightly worrying when the cows start running at speed straight in my direction. I worry that they'll get spooked and me or my dogs will get injured, despite me making an effort to stay out of their way and always keeping my dogs on their leads when passing livestock.

During the winter months too dark to use after working hours. Unable to make it during the day due to work toilet facilities would encourage me to stay longe for make more use of the space. Would visit with relatives but several need toilet facilities nearby so we discount it for this reason.

Sometimes I feel unsafe around the cows

None

Unsafe near the cows, if fencing could be put up half way through so they can stick to one side

Their is no were in the park I don't feel safe.

Lack of respect for the environment from the general public - i.e. rubbish and people not using the board walks.

Please tell us if there is a specific issue or feature that you dislike e.g. where on the site feels unsafe or what facilities are missing:

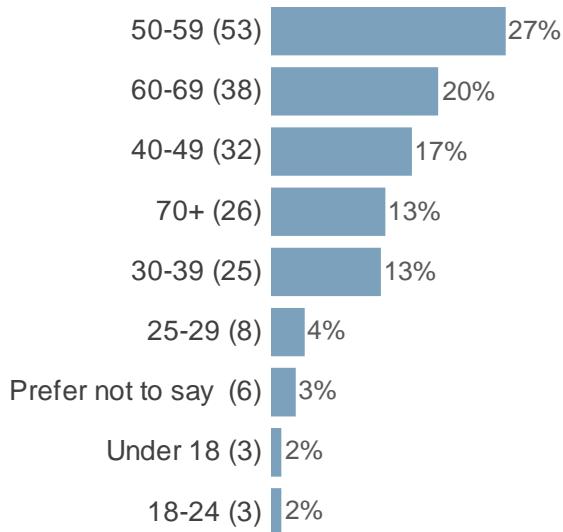
More litter/dog bins and emptied more regularly than they are

Please please please put a pathway round pressurebury park so people that are disabled can enjoy this wonderful park. My mother was in a wheelchair she had died now but I was unable to take her over to this lovely park because you have not provided a path where I could have taken around It would have made her life so much better and improved her life so much more so please please please please put in a pass for disabled people for wheelchairs

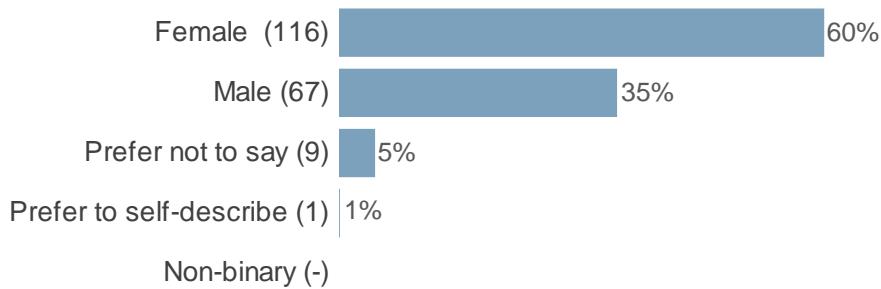
Toilet would be helpful as I have young children

Nothing comes to mind

How old are you?



Which gender do you identify most with?



(Please complete if you prefer to self-describe:)

Gender queer

Do you consider yourself to have a disability, a long-term illness or an impairment as described above that affects your use of Pishiobury Park?



What is your ethnic origin?

