

London Britain Township OSRER Plan

Plan Advisory Committee Meeting #4

Tuesday, July 21, 2026 @ 5:30-7pm

ZOOM Link: <https://brandywine-org.zoom.us/j/89800672878?pwd=OU8E7N1Om3J1gdCKW5TnxssmLE2rQ.1>

Passcode: 330548

Agenda

- 1. Meeting Overview**
- 2. Public Input Review**
 - a. Online Survey – Closing August 31st
 - b. Park Pop-up
- 3. Existing Conditions Inventory – Parks and Rec – Sue**
- 4. Open Space and Natural Resources**
 - a. Mapping Revisions
 - b. Recommendations

Next Steps

Next PAC meeting – September 21st

Overview of London Britain Township

London Britain Township is a rural community in the southeastern corner of Chester County, Pennsylvania. The township is bounded by New Garden Township and Franklin Township in Chester County, and by the states of Delaware and Maryland. The township covers 6,278 acres and has a population of 3,179 as of the 2020 Census. Land use is predominantly agricultural and single-family residential. White Clay Creek is the township's major stream, with numerous tributaries. Approximately 48% of the township's total acreage is preserved land.

Township Local Government Organization

London Britain Township is governed by a three-member Board of Supervisors who are elected to six-year terms. The township operates under the Pennsylvania Second-Class Township Code. The code defines the governmental structure as well as the general and specific powers of local government, including enabling London Britain Township to acquire land, construct, improve, maintain, regulate, and govern a public parks and recreation system.

The Board of Supervisors sets policy for township parks and recreation functions, including parkland, recreation facilities, rules and regulations, fees, planning, goal-setting, and administration. The Board also adopts the township's Comprehensive Plan, which sets community goals and objectives, and the township's Open Space, Recreation, and Environmental Resources Plan, which addresses the township's future needs for open space, parks and recreation, and environmental resources.

The Board of Supervisors makes policy decisions, levies taxes, borrows money, authorizes expenditures, passes local legislation in the form of ordinances and resolutions, and directs the administration of the township, which may be carried out by its appointees. The Board appoints and/or hires personnel to assist with township administration and maintenance. These positions include the Township Treasurer, Secretary, Roadmaster, and Supervisor of Parks and Open Spaces. Appointed professional consultants include the Zoning Officer, Township Engineer, and the Township Solicitor. The Board also makes appointments to township boards and commissions.

London Britain Township has four advisory boards that focus their volunteer efforts on planning, parks and recreation, open space and trails, historic preservation, and land preservation.

- The **Planning Commission** consists of five members appointed to overlapping terms by the Board of Supervisors. Their responsibilities are primarily defined in the Pennsylvania Municipalities Planning Code. The Planning Commission reviews land development and subdivision proposals and makes recommendations to the Board of Supervisors on approval or disapproval. Other responsibilities include the review (and initiation) of local zoning and subdivision/land development ordinances and amendments.
- The **Historical Commission** consists of nine members appointed by the Board of Supervisors to four-year overlapping terms. The Historical Commission is responsible for researching township history; the inventory and documentation of historic resources within the township; promoting the appreciation and preservation of historic resources; and advising the Board of Supervisors on matters relating to historic resources and their preservation and protection.

- The **Open Space and Trails Committee** is a volunteer advisory committee that helps the township protect natural resources, preserve open space, and enhance recreational trail opportunities. The committee advises the Board of Supervisors on open space preservation priorities, identifies opportunities to protect farmland, woodlands, stream corridors, and other natural areas, and reviews and recommends trail connections.
- The **Parks and Recreation Advisory Board** was formed in 1991 by the Board of Supervisors to examine the feasibility of acquiring and developing parks and recreation facilities within the township. Board members serve six-year terms and are appointed by the Board of Supervisors. Regular meetings are not held, and meeting minutes are not kept.

Brief History of London Britain Township Parks and Recreation

The Parks and Recreation Advisory Board was formed in 1991 and conducted a community-wide survey to assess the need for an active recreation site in the township. An Open Space, Recreation, and Environmental Resources Plan, prepared in 1992, recommended purchasing land to develop the township's first community park. In March 1993, grant funds from Chester County were secured to purchase the initial 18 acres for Nichol Park. In March 1995, the township prepared a Master Plan for the park, which led to its initial development. A second Park Master Plan was prepared in 2010 when the park expanded to 37.6 acres.

Between 2008 and 2010, London Britain Township acquired land along Flint Hill Road to establish what became the Mason-Dixon Greenway South. The project was funded through a combination of Pennsylvania Department of Conservation and Natural Resources (DCNR) grants, Chester County Open Space funding, township funds, and conservation partnerships. The greenway connects to the Fair Hill Natural Resource Area in Maryland and serves as the township's first segment (one mile) of a planned three-mile greenway network that connects to the White Clay Creek Preserve.

London Britain Township Land Trust

The London Britain Township Land Trust was established in 1999 by the Board of Supervisors as a 501(c)(3) nonprofit to permanently protect historic sites, environmentally sensitive areas, and open space within the township from development. The 11-member volunteer board owns protected open space and holds conservation easements on private properties.

Public and Private Schools

Several public and private schools serve London Britain Township.

- **Avon Grove School District.** Avon Grove School District is a K-12 public school system that serves approximately 5,000 students in four schools: Penn London Elementary School (grades K-1); Avon Grove Intermediate School (grades 2-5); Avon Grove Middle School (grades 6-8); and Avon Grove High School (grades 9-12).

The district covers 67 square miles and consists of five townships and two boroughs: New London Township, London Grove Township, London Britain Township, Penn Township, Franklin Township, Avondale Borough, and West Grove Borough. Student demographics are

67% Caucasian/White; 27% Hispanic; 2% African American/Black; 2% Asian; 2% Multi-Racial; and less than 1% American Indian and Pacific Islander. Approximately 21% of students are economically disadvantaged.

- **Avon Grove Charter School.** The Avon Grove Charter School is a public, tuition-free charter school serving grades K-12. Its Main Campus, with a Lower School for grades 4-6 and an Upper School for grades 7-12, is in West Grove, and its Early Learning Center for grades K-3 is in Kemblesville. The Charter School is independent of the Avon Grove School District and is governed by its own Board of Trustees. Total student enrollment is 1,890. The Charter School rents the multi-purpose field at Nichol Park in the fall and spring for field hockey and soccer practices and games for its students.
- **Private and Faith-Based Schools.** Several private and faith-based schools are nearby that are attended by township residents.
 - Assumption Blessed Virgin Mary School – Catholic school serving Pre-K through 8th grade, located a few miles north of London Britain Township.
 - Avon Grove Nazarene Academy – Christian school and preschool program.
 - Kemblesville Christian Day School – Christian elementary education option located just west of the township.

London Britain Township Demographics



LONDON BRITAIN TOWNSHIP

DEMOGRAPHIC SNAPSHOT



POPULATION



Total population: **3,201**



Land area: approximately **9.7** square miles



Population density: **330.1** people per square mile



Number of households: **1,057**



Average household size: **3.0** persons

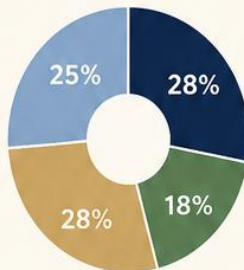


Median age: **43.6** years



Age distribution:

- Under 20 **28%**
- 20–39 **18%**
- 40–59 **28%**
- 60 and older **25%**



INCOME & WEALTH



Median household income: **\$194,531**



Per capita income: **\$77,872**



Poverty rate: **2.4%**



EDUCATION



66.3% of adults hold a bachelor's degree or higher.



HOUSING



96% owner-occupied single-family homes.



Median home values exceed **\$554,600**.



Very low residential turnover at **4.1%**.



Average household size is **3.0**.



RACE & ETHNICITY

POPULATION

PERCENT



White

2,519

78.7%



Black or African American

37

1.2%



Asian

53

1.7%



Native Hawaiian/Pacific Islander

9

0.3%



Some Other Race

163

5.1%



Two or More Races

419

13.1%



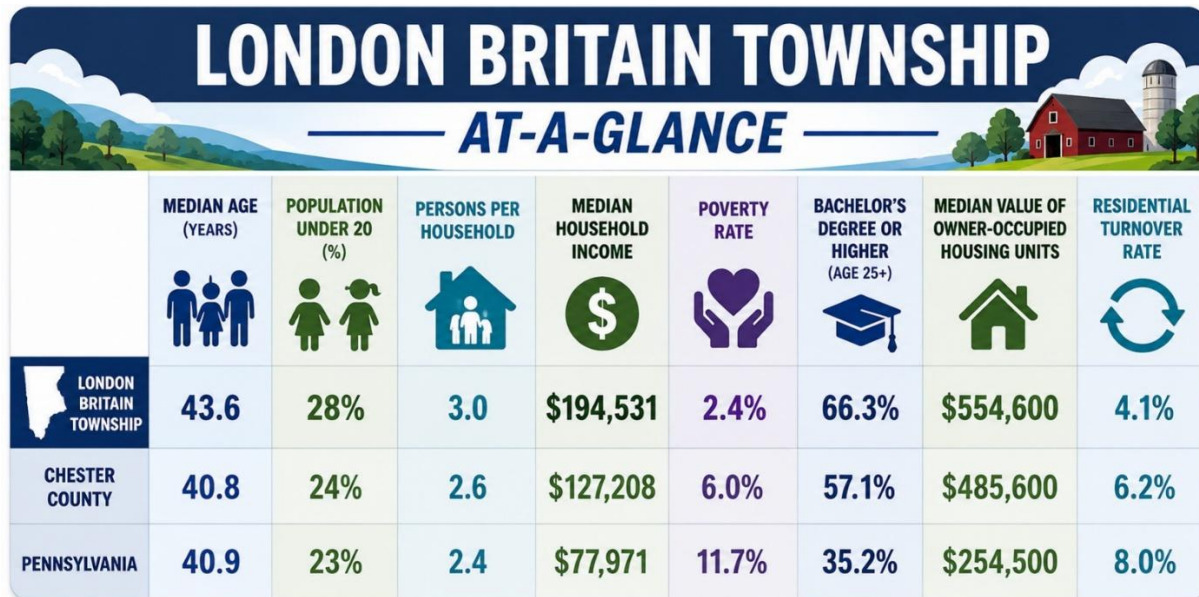
Hispanic or Latino (of any race)

239

7.5%



Citation: U.S. Census Bureau (2024) American Community Survey 5-year estimates.



Key Observations

London Britain Township is a relatively affluent, highly educated, and family-oriented community.

Population growth has been modest yet steady over the past two decades, reflecting the township's largely rural, low-density residential character.

The township is predominantly White, with smaller percentages of Asian, Hispanic/Latino, Black, and multiracial residents. Diversity levels remain lower than in Chester County as a whole, but the township is gradually becoming more racially and ethnically diverse. The fastest-growing demographic group is residents who identify as two or more races. Hispanic/Latino residents make up roughly 7–8% of the population.

The township's median age is higher than that of both Chester County and Pennsylvania. In addition, 28% of the population is under 20 years of age, indicating a larger share of young families.

The percentage of adults with a bachelor's degree or higher is about 20 percent higher than Chester County's rate and nearly double Pennsylvania's rate.

The township has larger household sizes and higher property values than the county and state averages, and its housing is predominantly owner-occupied single-family homes. The township has a very low residential turnover rate.

Median household income is approximately 53% higher than Chester County's median household income. Poverty rates are substantially lower than county and state averages.

DEMOGRAPHIC TRENDS AND PLANNING IMPLICATIONS



Strong potential for conservation and open-space initiatives.



Demand for family-oriented recreation programming and youth sports.



Interest in trail connections, passive recreation, and environmental education.



Capacity for volunteerism and charitable support of community projects.



Significant potential to support environmental education and stewardship-based programming.



An aging but highly educated population likely to value walking trails, wellness programming, and nature-based recreation.



A need to engage younger families and new residents.



Maintaining affordability and access for all residents.



Continued emphasis on preserving the township's rural character.



Increasing value in inclusive programming, multicultural community events, and outreach strategies that serve a broader range of residents.

Township Parks and Recreation Maintenance

London Britain Township provides for the day-to-day parks and recreation needs of residents through its community park, Nichol Park, which includes playground equipment, walking trails, athletic courts and fields, picnic areas, and natural areas. The township also owns the 135-acre Mason-Dixon Greenway South, a passive park area.

The township is fortunate to have a full-time Supervisor of Parks and Open Spaces and one part-time maintenance employee who works 24 hours per week year-round to oversee daily parks and recreation operations. In addition to managing and maintaining township parks and open space areas, the Supervisor serves as the primary liaison to the township Parks and Recreation Advisory Board.

The parks are very well-maintained. Having a full-time employee assigned to parks and recreation who cares about them makes a big difference in the level of maintenance they receive. The Supervisor of Parks and Open Spaces reports directly to the Board of Supervisors.

Routine park maintenance is handled by township staff. Road crew staff assist with park work, such as mulching and other large projects, as needed. In addition to park maintenance, the park staff performs light maintenance, mowing, and property cleanup at several of the township's open space areas.

The athletic field grass is mowed twice a week, and the remaining park grass is mowed once a week. Wildflower meadows are mowed once in the spring. Approximately three acres of County Walk open space are mowed. Playground equipment is assessed weekly, and minor repairs, such as tightening bolts, are made as soon as they are found. The playground, gazebo, and pavilion are checked for bees weekly. Dog waste stations are emptied on Mondays and Fridays.

The township purchases the ballfield infield mix and grooms the infield. User groups do line painting at the ballfield and multi-purpose field. The township fertilizes the fields. The township replaces soccer goal nets.

Several groups volunteer, sponsor programs, or use the park facilities for their programs. The Healthy Kids Running Series uses Nichol Park on Saturdays in the fall. The Avon Grove Library uses the park pavilion for a children's summer reading program. The Boy Scouts help with tree planting and reforestation events. Hanley Cartography is currently working with the township to map the township's trails.

Organized sports teams must reserve the ballfield and the multi-purpose field. User groups must complete field use agreements. Field use fees are \$25 for the first three hours and \$20 for each additional hour per use. Reservations for field use are posted at the fields. No reservations are accepted for the athletic fields on Saturdays. The adult Union Soccer League rents the multi-purpose field on Sundays from 8:30 a.m. to 8 p.m. The Avon Grove Charter School rents the multi-purpose field from 2 to 5 p.m. Monday through Friday for soccer and field hockey. The Avon Grove Area Little League rents the ballfield Monday through Friday from 5:30 to 8:30 p.m.

The sand volleyball courts and basketball court are not reserved. The picnic pavilion cannot be rented; use is on a first-come, first-served basis. The township has a special event permit for large groups of 50 or more people to use the park. Events open to the public are charged a \$250 fee; private events are charged a \$120 fee.

Township park maintenance equipment includes three zero-turn mowers with 72-inch mower decks, an F-250 pickup truck, one Ventrac mower with a 98-inch mower deck and a 72-inch flail mower attachment, a gator, an infield groomer with a lift, and a manure spreader for spreading wood chips on park trails. When needed, a backhoe and a skid steer are borrowed from the road crew. Equipment is stored in the maintenance shop at the township building. The township has a capital equipment plan for purchasing and replacing equipment.

Any complaints about park maintenance are typically directed to the Township Secretary, who forwards them to the Supervisor of Parks and Open Spaces for action. Vandalism is not an issue at the parks. Security cameras are not installed at either park. The township has a carry-in, carry-out trash policy that applies to all trash. Trash receptacles are not provided at the parks. Trash is an issue at Nichol Park on weekends. The township provides four portable restrooms at Nichol Park during the spring, summer, and fall, with two available during the winter. A septic drain field is in place if permanent restrooms are considered. Electric service is not provided to the park.

The park staff does snow removal at the parking lots but does not plow the park trails. The Ventrac mower has a snowplow attachment available for purchase for clearing trails.

Invasive plant removal, fence installation, wildflower meadow creation, and large tree removal are contracted out.

The Supervisor holds a Class A CDL and receives regular First Aid and CPR training. He is not a Certified Playground Safety Inspector (CPSI). Written records are not kept for park and playground inspections. A local resident who visits the playground with his children is a CPSI and conducts informal equipment inspections, sharing any issues he finds with the Supervisor.

Rules and regulations for the parks have been adopted by township ordinance. Parks are open from dusk to dawn. Dogs are permitted but must be on a six-foot leash.

A renovation project at Nichol Park is estimated to be completed by spring 2027. The project is being contracted out. Park staff has removed playground equipment that will not be saved and will install a stone base beneath the new equipment, which will be more inclusive and accommodate children with special needs. Equipment will be age-segregated for children ages 2 to 5 and for ages 5 to 12. Six new pickleball courts are being installed, and the basketball court is being resurfaced and refitted with new basketball standards.

Inventory of Parkland and Recreational Facilities

The availability of parkland, the diversity of recreational facilities, and access to open space contribute to a community's quality of life. London Britain Township offers a mix of parks, trails, and natural resource areas for its residents. Nichol Park, a community park with a variety of active and passive recreation facilities, draws residents of all ages. In addition to the park, the township's Mason-Dixon Greenway South and other open space areas provide residents with opportunities to spend time outdoors and enjoy passive recreation.

London Britain Township's parks and recreation are complemented by nearby school district athletic facilities and regional recreation providers.

For a township of approximately 3,200 residents, London Britain Township is unusually well-served by recreation resources due to:

- A large community park with active and passive recreational facilities.
- Extensive preserved open space.
- Access to White Clay Creek Preserve and Big Elk Creek State Park.
- Access to Delaware's White Clay Creek State Park and Maryland's Fair Hill Natural Resource Area.
- Avon Grove School District recreational facilities.
- Regional trail connections.
- Proximity to Newark, Delaware, and Avondale, West Grove, and Kennett Square Borough public and private recreation amenities.

Township Owned Parkland

London Britain Township has a strong commitment to preserving open space and natural resources and providing parks, recreation facilities, and trails for residents. Open spaces,

recreational facilities, and environmental resources in the Township are recognized as critical to the quality of life.

London Britain Township owns two park areas, Nichol Park and the Mason-Dixon Greenway South.

- **Nichol Park.** The 37.6-acre Nichol Park features an asphalt walking trail, a stone-dust trail, a 60' ball field, a large multi-purpose field with spectator bleachers, a basketball court, a playground, a picnic pavilion with four picnic tables, two sand volleyball courts, portable restrooms, bike racks, park benches, bird boxes, picnic tables, charcoal grills, and a large parking lot off of New London Road. The township has converted 11.7 acres of Nichol Park from lawn to wildflower meadows, with grass walking trails running through them. An overflow gravel parking lot is located behind the West Grove Firehouse at the park's north end.
- **Mason-Dixon Greenway South.** This Mason-Dixon Greenway South is a 92.2-acre, one-mile wildlife and biodiversity corridor connecting to the Fair Hill Natural Resource Area in Maryland. There is a parking area on Flint Hill Road, and a hard-surface trail leads south from the parking lot toward the forest. Once in the woods, the accessible loop trail splits left, offering an overlook of the creek, benches, and two picnic tables. The greenway is the first phase of a planned three-mile Mason-Dixon Greenway that will eventually connect to the White Clay Creek Preserve in the northeastern portion of the township.

Township and Land Trust Owned Open Space Properties

The **London Britain Township Land Trust** owns five open space properties totaling 115.8 acres that are open to the public for passive recreation. The township also owns 14.5 acres of open space. These areas lack parking, signage, or established trails. In addition, the Land Trust has 51 acres of open space under conservation easement at the Murray, Walter/Wells, and Latshaw properties.

Regional Park Areas and Recreation Facilities

Residents of London Britain Township have easy access to several large regional recreation areas and school district facilities.

- **White Clay Creek Preserve.** The Pennsylvania Department of Conservation and Natural Resources manages White Clay Creek Preserve, a 1,251-acre nature preserve in the township. The preserve shares a boundary with White Clay Creek State Park in Delaware and is managed for year-round, low-intensity recreation. Day-use areas are open daily from sunrise to sunset. The preserve offers more than 12 miles of hiking and biking trails at varying levels of difficulty. An eight-mile equestrian trail runs the length of the northern portion of the preserve. Hiking and equestrian trails are open to cross-country skiing and snowshoeing when snow cover permits. Deer hunting is permitted during established seasons, and swimming in White Clay Creek is allowed. A variety of programs are offered to the public from April through October. Curriculum-based environmental education programs are available to schools and organized groups. White Clay Creek is stocked several times a season and is considered one of the best trout streams in the area. Middle

Branch White Clay Creek is also a Keystone Select Stream, indicating the stocking of larger fish. Big Elk Creek is also stocked with trout. Because White Clay Creek possesses outstanding scenic, wildlife, recreational, and cultural value, it is designated by Congress as a National Wild and Scenic River.

The Friends of the White Clay Creek Preserve is a volunteer community service organization committed to supporting the preserve through improvement and maintenance projects, educational programs, and fundraising. The Friends group is a local chapter of the Pennsylvania Parks and Forests Foundation, a 501(c)(3) nonprofit organization dedicated to helping all of Pennsylvania's state parks, forests, and preserves.

- **White Clay Creek State Park.** The 4,000-acre White Clay Creek State Park in New Castle County, Delaware, is ideal for hiking or family picnics and offers exceptional opportunities for birdwatching and photography. The park offers a disc golf course and over 30 miles of nature and fitness trails. Educational programs are offered year-round at the Chambers House Nature Center.

Big Elk Creek State Park. Big Elk Creek State Park comprises 1,713 acres for conservation and public recreation, located largely in Elk and Franklin Townships, with a small portion in New London Township. In 2010, approximately 735 acres of the Strawbridge property were acquired and added to the Big Elk Creek section of White Clay Creek Preserve. From 2017 to 2019, an additional 978 acres of Strawbridge land were acquired through a partnership involving the Commonwealth, Chester County, The Conservation Fund, and Mt. Cuba Center. The final transfer to state ownership was completed in 2020, and the combined properties became the Big Elk Creek State Park in 2022. The majority of the park consists of former farmland and forest land. The park serves as a wildlife corridor and provides refuge for an array of threatened and endangered species. The park contains 2.1 miles of the Mason-Dixon line along the Pennsylvania border with Maryland and adjoins the Fair Hill Natural Resource Management Area in Maryland. The property includes Elk Township's Springlawn Trail, along with other existing park trails of varied surfaces and conditions. Visitors currently enjoy passive recreational activities, including hiking, birdwatching, fishing, and hunting. The park encompasses 3.5 miles of Big Elk Creek, a tributary of the Elk River and the Chesapeake Bay.

- **Mason-Dixon Greenway.** The Mason-Dixon Greenway is a network of trails, conservation lands, and recreation corridors centered on the historic Mason-Dixon Line in southeastern Pennsylvania, northern Delaware, and northeastern Maryland. For London Britain Township, the most relevant component is the Mason-Dixon Trail System. This 190+ mile hiking trail begins at the Appalachian Trail and ends in Chadds Ford, passing through southern Chester County near London Britain Township and the White Clay Creek area.
- **Fair Hill Natural Resource Area.** Located in Cecil County, Maryland, less than a mile from the White Clay Creek Preserve, the 5,600-acre Fair Hill Natural Resource Area is an equestrian center. It features one of the few steeplechase courses in the United States. Much of the area is preserved in its natural state as a conservation area.
- **Avon Grove School District.** Avon Grove School District is a significant recreational partner because it provides athletic fields, tennis courts, tracks, playgrounds, and gymnasium

space that supplement township-owned parks and recreational facilities. The district's facilities are among the largest recreation assets available to township residents. The district has a formal facility-use policy and fee schedule that governs the use of buildings and athletic fields. Community groups, residents, and organizations may request use of school facilities and fields through the district's facility-use process, and a permit is required for organized activities. Fees may apply depending on the group and facility used. School programs always take priority over outside groups. All school-affiliated groups have free use of district facilities. Nonprofit groups from the seven municipalities that make up the Avon Grove School District, which serve 75% of district residents, are billed at per-use rates (up to 4 hours) ranging from \$25 for a gymnasium rental to \$36 for a ballfield to \$235 for the football stadium. In addition to these facilities, the district also rents the weight room and fitness lab, school lobby areas, tennis courts, auditoriums, library media centers, small group rooms, cafeterias and kitchens, and the stadium track.

Park, Trail, Open Space, and Recreation Facility Inventory

Figure ____ presents an inventory of township-owned parkland and recreation facilities, township and Land Trust owned open space areas, privately-owned lands protected by conservation easement, and regional parks and recreation facilities both in and near London Britain Township. In addition, many housing developments within the township have dedicated open spaces, maintained by homeowners' associations, for active and passive recreation.

Figure ____			
London Britain Township Park, Trail, Open Space, and Recreation Facility Inventory			
Park/Trail/Open Space Site	Acres	Park Type	Comments/Facilities
Township Park Sites			
Nichol Park	37.6	Community Park	Softball field, picnic pavilion, multi-purpose field, basketball court, playground equipment, walking trails, bird boxes, wildflower meadows, picnic tables, grills, portable restrooms, paved parking lot, overflow parking, gated entrance
Mason-Dixon Greenway South	92.2	Greenway and Trail	Open space with meadows, woodlands, paved loop trail, bike rack, picnic tables, benches, bird boxes, paved parking lot, bike repair station, information kiosk
Township & Land Trust Owned Open Space Sites			
Flint Hill Crossing	53.5	N/A	Open space

Figure ____

London Britain Township Park, Trail, Open Space, and Recreation Facility Inventory

<u>Park/Trail/Open Space Site</u>	<u>Acres</u>	<u>Park Type</u>	<u>Comments/Facilities</u>
Niven View	19.5	N/A	Open space
Glen Ridge	16.2	N/A	Open space
Windsor Farms	10.6	N/A	Open space
Country Walk Trail	14.5	N/A	Open space
Wynn	16.0	N/A	Open space
Windsor Waste Water Treatment Area	3.15	N/A	Open space
Homeowner's Association Owned Land			
Crestwood Lake	7.6	N/A	Private open space
Watson Mill	13.7	N/A	Private open space
White Clay Glen	1.01	N/A	Private open space
Flint Hill Crossing	14.9	N/A	Private open space
Windsor Farms	3.86	N/A	Private open space
Niven View	3.42	N/A	Private open space
Privately-Owned Lands Protected by Conservation Easements			
15+ properties	733.1	N/A	Easements held by various organizations (Natural Lands, Land Conservancy of Southern Chester County, London Britain Township Land Trust, Agricultural Land Preservation Board, Brandywine Conservancy)
Regional Parks and Recreation Areas			
White Clay Creek Preserve	1,251	Natural Resource Area/Preserve	Located in London Britain Township
Big Elk Creek State Park	1,713	Natural Resource Area/Preserve	Located in Elk, Franklin, and New London Townships

Figure ____ London Britain Township Park, Trail, Open Space, and Recreation Facility Inventory			
Park/Trail/Open Space Site	Acres	Park Type	Comments/Facilities
Mason-Dixon Greenway	190+ miles	Greenway and Trail	Located in southeastern Pennsylvania, northern Delaware, and northeastern Maryland
White Clay Creek State Park	4,000	Natural Resource Area/Preserve	Located in New Castle County, Delaware
Fair Hill Natural Resources Area	5,600	Natural Resource Area/Preserve	Located in Cecil County, Maryland

Inventory of Recreation Program Providers

London Britain Township does not sponsor recreational programs. However, many groups and organizations help meet residents' recreational needs.

Nonprofit Recreation Providers

Numerous nonprofit organizations provide recreational facilities and programs for township residents.

- **Jennersville YMCA.** The Jennersville YMCA is located in Penn Township. Its facilities include indoor and outdoor swimming pools, a warm-water therapy pool, a gymnasium and basketball courts, indoor pickleball courts, a fitness center and weight room, an indoor track, a sauna and hot tub, an outdoor turf field and sports fields, childcare facilities, and a performing arts center. Programs include youth sports such as soccer and basketball, swim lessons and swim team, summer camps, preschool and childcare, group fitness classes, senior wellness (ForeverWell), teen programs, and personal training.
- **Boy Scouts (Scouting America).** The Avon Grove area is served by the Chester County Council, Scouting America, which oversees Cub Scout packs, Scout troops, and Venturing crews throughout Chester County.
- **Girl Scouts of Eastern Pennsylvania.** The Machaloha Service Unit, which includes troops from the Avon Grove community, serves more than 300 Girl Scouts in the greater Avon Grove area.
- **The Garage Community and Youth Center.** The Garage is an after-school and youth development program for middle and high school students, located in Avondale.
- **Avon Grove Library.** London Britain Township is served by the Avon Grove Library, which is part of the Chester County Library System. The library provides books, e-books, and audiobooks; children's and teen programs; community events; meeting spaces; online databases and research resources; and summer reading programs in local parks, including the township's Nichol Park.

Youth Sports Organizations

These youth sports programs primarily serve families from communities within the Avon Grove School District attendance area, including London Britain Township.

- **Avon Grove Recreation Association.** The Avon Grove Recreation Association offers youth sports and recreation programs. From September through October, it offers a soccer program with a girls' league and a coed league for grades K-8. The Youth Basketball program runs from January through mid-March with leagues for both girls and boys in grades 2 to 8. The Track program begins in mid-May for children in grades K-8. In the summer, two weeks of swim lessons are offered at Bicknell's Pool in Oxford.
- **Avon Grove Area Little League.** Avon Grove Little League offers baseball and softball programs in the spring and fall for nearly 500 boys and girls. Its Main Complex in West Grove features five fields and batting cages. Baseball and softball divisions range from Tee Ball for ages 4-6 to Seniors for ages 13-16. A Little League Challenger Division is also offered for individuals ages 4-18 (or up to age 22 if still in school) with physical or intellectual challenges.
- **Avon Grove Wildcats Youth Football.** The Avon Grove Wildcats Youth Football program supports football and cheerleading for children before they reach the Avon Grove School District's middle and high school programs. It offers tackle football teams for multiple age and weight divisions and cheerleading squads that support the football teams.
- **Avon Grove Soccer Club.** The Avon Grove Soccer Club is the primary youth soccer organization serving the Avon Grove area, including families from London Britain Township. It provides recreational and travel soccer programs for boys and girls from preschool age through high school. The club focuses on player development, sportsmanship, teamwork, and preparing players for middle school and high school soccer. Other soccer organizations that serve the Avon Grove area include FC Delco (elite travel and academy programs) and Penn Fusion Soccer Academy.
- **Avon Grove Lacrosse Club.** The Avon Grove Lacrosse Club serves boys ages 5–14 and welcomes players of all skill levels, including beginners. Registration is seasonal, with spring being the primary competitive season.
- **Avon Grove Wildcats Girls Lacrosse.** Avon Grove Wildcats Girls Lacrosse offers teams for girls in grades K–8 with leagues and tournament opportunities.

Private Recreation Providers

- **Equestrian Facilities.** London Britain Township has a strong equestrian tradition, with numerous facilities nearby, including Brandywine Polo Club and Windurra USA, that offer riding lessons, horse boarding, training, and equestrian events.
- **Hunting and Fishing Clubs.** Numerous private fishing and hunting clubs serve the area surrounding the White Clay Creek Preserve.

- **Tennis Facilities.** Several tennis clubs serve the area, including Brandywine Racquet Club, Penn Oaks Tennis and Fitness, Delcastle Tennis Center, and Hockessin Athletic Club.
- **Golf Facilities.** Inniscrone Golf Club is a public 18-hole golf course owned by New London Township. Hartefeld National Golf Club is a private 18-hole golf club in Avondale with golf, dining, and social recreation.
- **Sports Training and Indoor Recreation.** United Sports is a multi-use sports complex in London Britain Township. The indoor venue includes one boarded court, two boarded turf fields, and a large field house. The outdoor venue includes four turf fields and seven grass fields. United Sports offers camps, leagues, and tournaments for soccer, lacrosse, field hockey, baseball, basketball, flag football, street hockey, and more for youth and adults. Private fitness center facilities are available throughout West Grove, Avondale, Kennett Square, and Newark, Delaware.
- **Dance, Gymnastics & Martial Arts.** Township residents use facilities in West Grove, Avondale, Kennett Square, and Oxford, including dance studios, gymnastics centers, karate and taekwondo schools, and cheerleading and tumbling programs.

State and County Government Program Providers

- The **White Clay Creek Preserve, Chester County Parks and Preservation, Penn State Extension Chester County, and the Chester County Conservation District** support environmental education, land conservation, trail development, watershed protection, and volunteer stewardship programs. The County Parks and Preservation Department also manages the county park system, with the closest park to London Britain Township being Nottingham County Park.
- The **Chester County Department of Aging Services** sponsors two public senior centers that serve township residents, the Kennett Square Senior Center and the Oxford Senior Center. The senior centers offer educational opportunities, fitness classes, art classes, special events, and healthy meals.

Financing of Parks and Recreation

London Britain Township maintains two special funds to finance parks and open space – the Parks Fund and the Open Space Fund. Allocations to the Parks Fund are based on a separate millage rate applied to assessed value. Allocations to the Open Space Fund are based on an open space tax. At the start of 2026, the Parks Fund held \$172,500, and the Open Space Fund held \$727,000.

The following section presents information on township Parks Fund and Open Space Fund actual revenues and expenditures in 2025. It also includes comparisons of London Britain Township parks and recreation financing with that of nearby municipalities.

In addition to township parks expenses, the township makes an annual contribution to the Avon Grove Library. In 2024, the township contributed \$13,000 to the library.

The township generates a small amount of operating revenue for parks and recreation through field use fees.

Below are London Britain Township's actual revenues and expenses for the Parks Fund and Open Space Fund for 2025.

Revenues	Total Parks & Open Space Funds	Parks Fund	Open Space Fund
Taxes	\$208,011	\$128,715	\$46,805
Interest Earnings	\$39,402	\$8,824	\$30,578
General Fund Parks & Recreation Allocation	\$32,491	\$32,491	--
Recreation Fees	\$3,240	\$3,240	--
Other Revenue Sources Sale of Assets	\$9,600	\$9,600	--
Total Revenues	\$260,253	\$150,379	\$77,383
Expenditures			
General Government Expenditures			
Tax Collection Expenses	\$5,669	\$4,156	\$1,506
Culture-Recreation Expenditures			
Training/Education	\$242	\$242	--
Courts/Playground Supplies	\$8,905	\$8,905	--
Park Construction Nichol Park	\$140	\$140	--
Passive Recreation Expenses	\$5,550	\$5,550	--
Wages Nichol Park Maintenance	\$60,017	\$60,017	--
Wages Open Space Maintenance	\$10,276	\$10,276	--
FICA & Medicare Employer Paid	\$5,377	\$5,377	--
Retirement	\$1,923	\$1,923	--
Recreation Sanitation	\$5,055	\$5,055	--
Recreation Supplies	\$974	\$974	--
Parks Small Tools & Minor Equipment	\$208	\$208	--
Engineering Services Parks	\$766	\$766	--
Park Ground Maintenance Lawn to Meadow	\$7,050	\$7,050	--
Park Ground Maintenance Active	\$534	\$534	--
Improvements Other Than Buildings	\$6,524	\$6,524	--
Equipment Repairs & Maintenance	\$1,011	\$1,011	--
Park Equipment Purchases	\$13,192	\$13,192	--
Shade Tree Plantings Active Land	\$3,628	\$3,628	--
Shade Tree Plantings Passive Land	\$3,020	\$3,020	--
Community Development Expenditures			
Open Space Ground Maintenance	\$9,596	--	\$9,596
Debt Service			
Debt Principal	\$7,797	--	\$7,797
Debt Interest	\$220	--	\$220
Total Expenditures	\$190,166	\$138,548	\$19,124
Revenues Minus Expenditures	+\$70,087	+\$11,829	+\$58,258

Municipal Parks and Recreation Spending Comparisons

Below are 2024 financial data for similarly sized and/or nearby municipalities in Chester County. The per capita expense for parks and recreation in each municipality is calculated using the municipality's net parks and recreation expenses and the 2020 U.S. Census figures.

CHESTER COUNTY MUNICIPALITY	2020 POP	PARK FUND/ GENERAL FUND EXPENSES	CULTURE & REC EXPENSES	CULTURE & REC REVENUE	NET CULT & REC EXPENSE	PER CAPITA CULT & REC EXPENSE	CULT & REC % OF TOTAL EXPENSE
LONDON BRITAIN TWP*	3,179	\$1,091,382	\$173,162	\$4,350	\$168,812	\$53.10	15.4%
AVONDALE BORO*	1,274	\$1,113,504	\$198,322	\$0	\$198,322	\$155.67	17.8%
EAST MARLBORO. TWP	7,306	\$3,626,428	\$111,512	\$0	\$111,512	\$15.26	3.1%
EAST NOTTINGHAM TWP	8,982	\$2,997,904	\$23,400	\$0	\$23,400	\$2.60	0.8%
ELK TWP	1,698	\$514,427	\$12,669	\$0	\$12,669	\$7.46	2.5%
FRANKLIN TWP*	4,433	\$1,621,655	\$44,024	\$11,290	\$32,734	\$7.38	2.0%
KENNETT SQUARE BORO	5,936	\$6,625,128	\$152,711	\$73,955	\$78,756	\$13.37	1.2%
KENNETT TWP	8,289	\$10,360,243	\$162,507	\$0	\$162,507	\$19.60	1.6%
LONDON GROVE TWP*	8,797	\$6,417,596	\$2,970,021	\$1,415,440	\$1,554,581	\$176.72	24.2%
NEW LONDON TWP*	5,810	\$2,099,866	\$134,839	\$0	\$134,839	\$23.21	6.4%
OXFORD BORO	5,736	\$4,689,552	\$47,521	\$0	\$47,521	\$8.28	1.0%
PENN TWP*	5,644	\$2,557,284	\$260,144	\$16,477	\$243,667	\$43.17	9.5%
WEST GROVE BORO*	2,770	\$1,722,766	\$50,369	\$0	\$50,369	\$18.18	2.9%

*Avon Grove School District Municipalities

Source: PA Department of Community and Economic Development Municipal Financial Reports 2024

Pennsylvania municipal parks and recreation spending is closely correlated with population. The larger the municipal population, the higher the spending. The national average per-capita operating budget for municipal parks and recreation is \$111.73, according to the National Recreation and Park Association (NRPA) Park Metrics, the most comprehensive source of data standards for municipal parks and recreation.

Parkland and Recreation Facility Assessment

Parkland and recreation facilities in London Britain Township are assessed based on four factors:

- 1) Park classification
- 2) Amount of parkland acreage
- 3) Location of parks
- 4) Types and conditions of recreation facilities

Park Classification

Different types of parks provide different opportunities for residents. The National Recreation and Park Association (NRPA) categorizes parks into eight types as shown in Figure _____. The classification system shows the range of park types, their benefits, typical amenities, typical size and service area, and the appropriate maintenance level for each park type.

Figure _____
NRPA Park and Recreation Classification System

Type/Size/ Service Radius	Definition	Benefits	Appropriate Amenities	Maintenance Level
Mini-Park <i>0-5 acres</i> <i>¼-mile service radius</i>	Smallest park type; addresses limited recreation needs.	Provides close-to-home recreation	- Playground - Benches	High level of maintenance associated with a well-developed park and playground, and reasonably high visitation.
Neighborhood Park <i>5-15 acres</i> <i>minimum</i> <i>½-mile service radius</i>	Focus of the neighborhood; within walking/biking distance of residents.	- Provides access to basic recreation opportunities - Contributes to neighborhood identity - Establishes a sense of community	- Play areas - Ballfields and game courts - Picnic areas - Seating - Pathways - Community gardens	High level of maintenance associated with a well-developed park and reasonably high visitation.
Community Park <i>30-50 acres, preferably</i> <i>50-80 acres</i> <i>2-mile service radius</i>	Large park for active and passive recreation; serves residents municipality-wide. Accommodates large groups.	- Variety of recreation opportunities for all ages and interests - Space for organized, large-scale, high-participation events - Family destination - Fitness and wellness opportunities	- Play areas - Organized sports facilities - Pavilions - Permanent restrooms - Lighting - Seating - Amphitheaters - Pools - Rinks - Pathways - Parking	Moderate level of maintenance associated with a moderate level of development, budget restrictions, and an inability to perform higher levels of maintenance.

Figure ____ NRPA Park and Recreation Classification System				
Type/Size/ Service Radius	Definition	Benefits	Appropriate Amenities	Maintenance Level
School/ Community Park <i>Variable</i>	Parkland adjoining a school developed and used for both recreation and education under an agreement between the municipality and the school district.	■ Combines two public entities for expanded year-round recreation. ■ Maximizes public resources ■ Expands recreation opportunities	■ Youth-oriented game courts and ball fields ■ Play areas ■ Seating ■ Pathways ■ Lighting ■ Parking	Moderate level of maintenance is associated with a moderate level of development and budget restrictions.
Sports Complex <i>30+ acres; preferably 50-80 acres</i>	Consolidates sports fields and related facilities in a centralized location.	■ Economy of scale ■ Improved management ■ Municipal showcase ■ Attracts visitors who stimulate the local economy	■ Ball fields ■ Lighting ■ Spectator areas ■ Restrooms ■ Concessions ■ Landscaping ■ Parking	State-of-the-art maintenance applied to high-quality facilities associated with high visitation, revenue-generating facilities, and tourism.
Special-Use Facility <i>Variable</i>	Facility for a single-purpose use.	■ Provides special focus recreation opportunities ■ Contributes to community identity	■ Depends on purpose	High level of maintenance associated with a well-developed park and reasonably high visitation.
Greenway and Trail <i>Variable</i>	Ties park areas and the community together to form a contiguous park environment.	■ Connects the community ■ Reduces auto dependency ■ Improves air quality ■ Desired recreation facility ■ Attracts visitors	■ Multipurpose pathways ■ Trailheads ■ Support facilities ■ Signage	Lowest level of maintenance. Focus on trailheads and trail safety.
Natural Resource Area/ Preserve <i>Variable</i>	Natural areas for the protection and management of the natural environment.	■ Protects resources ■ Provides wildlife habitat ■ Offers opportunities for environmental education	■ Trails ■ Signage ■ Support facilities	Lower level of maintenance.

London Britain Township has one community park, Nichol Park. The township's Mason-Dixon Greenway South is a greenway and trail area.

The township owns no mini-parks, neighborhood parks, school-community parks, sports complexes, or special-use facilities. Open space areas have been preserved, but are not designated as natural resource areas/preserves.

Parkland Acreage Analysis

How much parkland does London Britain Township need to meet the recreation needs of residents according to NRPA standards? Currently, the township owns 37.6 acres of active parkland.

Passive parkland and open space areas are excluded from the analysis of parkland acreage because there are no specific standards for the amount of natural resource area a community should have. Instead, the amount depends on the number and quality of natural resources in the area.

Parkland acreage is typically analyzed using a population ratio method that considers the number of acres of active parkland per 1,000 residents. This approach holds that the amount of active parkland in a community should be proportional to the population it serves. As a community's population grows, so does the need for active parkland. A population calculation can easily be updated as a community grows.

The prevailing standard for active parkland acreage has been 10 acres per 1,000 people, first cited in 1969 in the National Park, Recreation, and Open Space Standards published by NRPA. In 1995, in its Park, Recreation, Open Space, and Greenway Guidelines, NRPA promoted a shift away from reliance on an absolute national standard toward greater community self-direction, in which the number of acres of active parkland is based on what residents determine is best for themselves. NRPA recognizes that each community is different and that decisions about the amount of active parkland for a community should be made at the local level.

The 10-acre standard is still used nationwide as a starting point for evaluating whether communities have sufficient active parkland. A calculation reveals that London Britain Township has 11.8 acres of active parkland per 1,000 residents based on the township's 2020 U.S. Census population of 3,179.

$$3,179 \text{ (2020 population)} \div 1,000 = 3.179$$

$$37.6 \text{ acres (active parkland acreage)} \div 3.179 = 11.8 \text{ acres of active parkland/1,000 residents}$$

For assessment purposes, the minimum standard of 10 acres of active parkland is typically divided between community parks (8 acres) and neighborhood parks (2 acres). However, the township is not developed to meet the need for neighborhood parks, so the 10-acre standard is applied only to community parks.

Figure ____
London Britain Township Active Parkland Acreage
10-Acre Standard – 2020 Population

Park Type	Existing Active Parkland Acreage	NRPA Standard Acres	2020 Difference (-) Excess (+)
Community park	37.6	31.79	+5.81

Population projections inform community planning by guiding decisions and allocating resources. The Delaware Valley Regional Planning Commission (DVRPC) prepares municipal-level population forecasts for Chester County, and the Chester County Planning Commission publishes those projections. The most recent forecasts indicate that London Britain Township is expected to experience modest population growth, consistent with its rural character, limited developable land, agricultural preservation efforts, and extensive open space holdings.

This represents an increase of roughly 250–300 residents (about 8–10%) between 2020 and 2045. Growth is considerably slower than in many other southern Chester County municipalities because much of the township is preserved farmland, the White Clay Creek Preserve, and other environmental resources, and because of low-density zoning.

Figure __ London Britain Township DVRPC Population Forecasts Active Parkland Acreage Needs						
	2020	2025	2030	2035	2040	2045
Population	3,179	3,250	3,300	3,350	3,400	3,450
Recommended Acres	31.79	32.5	33.0	33.5	34.0	34.5
Current Acres	37.6	37.6	37.6	37.6	37.6	37.6
Current Excess+/ Deficit-	+5.81	+5.1	+4.6	+4.1	+3.6	+3.1

Planning Implications for London Britain Township

The population forecasts suggest:

- Based on the 10 acres per 1,000 population standard, the township has sufficient active parkland acreage for the next 20 years.
- Population growth will be slow and manageable, not rapid.
- Demand for parks and recreation facilities will likely come more from demographic changes than from population increases.

- The township will continue to have a substantial proportion of families with children while also experiencing growth among older adults.
- Preserving natural-resource-based recreation (trails, open spaces, and passive recreation) will remain important.
- Connecting natural resource areas will be a priority.
- Enhancing existing parks, trails, nature-based recreation, and regional partnerships will deliver greater value than acquiring new park sites.

Location of Parks

The geographic area served by a community park is defined by a two-mile service radius, which has been applied to the existing township community park on the Park Service Area Map. Most of the township falls within this radius. Only the northern part of the township, adjoining Franklin and New Garden Townships, lies outside the service radius of Nichol Park.

Types and Conditions of Recreation Facilities

Field visits were made to London Britain Township parks to assess park amenities and facilities and observe recreational activities. Specific findings of the site observations of Nichol Park and Mason-Dixon Greenway South are outlined below.

NICHOL PARK

The township community park is a well-maintained, busy place that offers a variety of active and passive recreation areas and facilities for residents of all ages to enjoy. Facilities include a softball field, a basketball court, a multi-purpose field, two sand volleyball courts, a gazebo, a picnic pavilion, a youth playground, picnic areas, and paved, stone-dust, and grass walking trails.

Type: Community Park

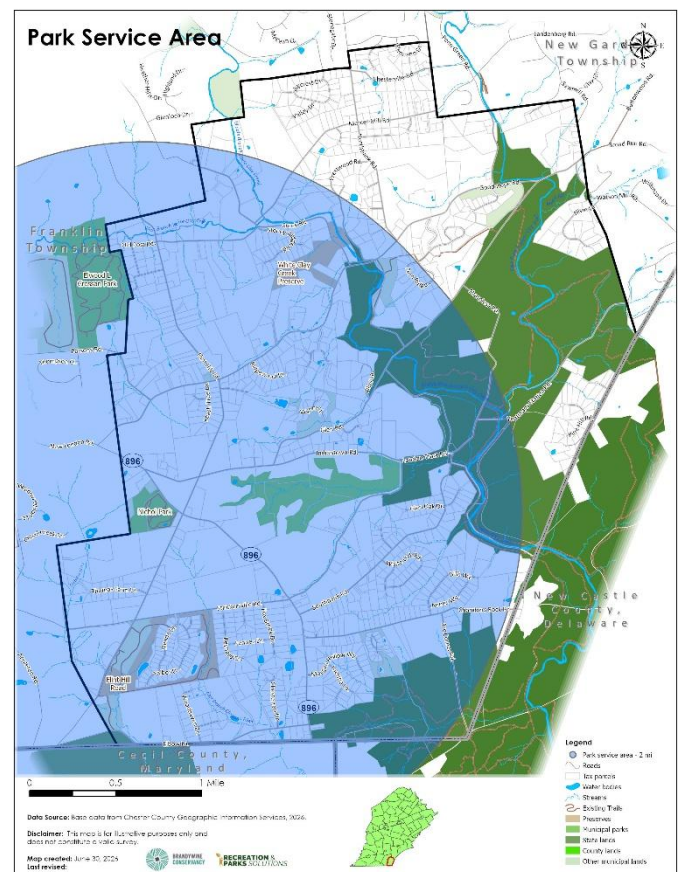
Location: New London Road

Size: 33 acres

Service Area: 2 miles

Uses: Active and passive recreation

Parking and Park Access: A park entrance sign is located along New London Road. The park is accessed via two two-way entrances/exits on New London Road. The park entrances have gates that are not locked. The paved parking



lot contains approximately 75 spaces, including four ADA spaces. Off the parking area, an information kiosk provides space to post notices and flyers. Adjacent to the fire station, a gravel lot provides approximately 50 overflow parking spaces. The park has no interior roadways.

Trails and Walkways: The park has a mix of grass, paved, and stone-dust trails. The recreation facilities are linked with trails for handicapped access.

Softball Field: The ballfield has a 275-foot outfield and 60-foot baselines, with player's benches, backstop, sideline fencing, and equipment storage boxes behind the backstop. Portable bleachers are located along one sideline.

Multi-Purpose Field: The field measures 225 feet by 360 feet and has soccer goals and portable spectator bleachers.

Basketball Court: The basketball court is regulation size and has portable bleachers. Metal fencing is installed to separate the court from the playground equipment. The pavement is badly cracked in many places. The existing court is slated to be ripped out and rebuilt.

Sand Volleyball Courts: The park features two well-maintained sand volleyball courts. When not used for volleyball play, the courts are used as a sandbox by children. A rake is left at the courts for parents to fill in any holes made in the sand. Metal fencing is installed along one end of the courts.

Pavilions and Picnic Areas: The park has one pavilion with four picnic tables and nearby charcoal grills. The pavilion has a metal roof, concrete floor, and no electric service. One ADA accessible picnic table is provided. Scattered areas with groups of picnic tables and charcoal grills provide more picnicking options for visitors.

Youth Playground and Tot Lot: The play areas are age-segregated for ages 2 to 5 and 5 to 12. The safety surfacing material is mulch. Park benches and picnic tables are provided for seating. A small 20-foot octagon-shaped wooden gazebo with inside and outside bench seating is at the center of the playground. The playground is currently under renovation.

Other Amenities: The park has no electric or water service. The flagpole near the park entrance has a solar-powered light. Bird boxes and park benches are located along the park walking trails. Portable restrooms serve the park. Approximately 12 acres of the park are planted as wildflower meadows with mown walking paths through them. Park rules and regulations are posted on a large wooden sign. Dog waste stations and two bike racks are located in the park. A monthly schedule for field use is posted at the ballfield. Commemorative plaques are located near the park entrance and at the playground. Six pickleball courts are being constructed.

MASON-DIXON GREENWAY SOUTH

Mason-Dixon Greenway South is a one-mile wildlife and biodiversity corridor that connects to the Fair Hill Natural Resource Area in Maryland. It has a small parking lot, wildflower meadows, a paved trail, and a bicycle care station. It is the first phase of a three-mile Mason-Dixon Greenway, which will eventually connect to the White Clay Creek Preserve.

Type: Greenway and Trail

Location: Flint Hill Road

Size: 92.2 acres

Service Area: N/A

Uses: Passive recreation – horseback riding, biking, hiking

Parking and Park Access: A park entrance sign is located along Flint Hill Road. One paved parking lot serves the park. The parking lot has two ADA spaces. Off the parking area is an information kiosk on a brick-paver base, with space to post notices and flyers.

Trails and Walkways: The park has no interior roadways. A paved loop trail leads from the parking lot south toward the forest. Once it enters the woods, the trail features an overlook of the creek, benches, and two picnic tables, and connects to other existing trails.

Other Amenities: The park has no electric or water service. A local bicycle club donated a bike repair station. A bike rack, a metal park bench, and a metal picnic table are located near the parking lot. Rules and regulations are posted. Bird boxes are located along the trails. Wildflower meadows are planted, with mown walking paths through them. A reforestation plan is being implemented.

Natural Resources and Open Space

London Britain Township is distinguished by its extensive network of protected natural resources and permanently preserved open space, which together help maintain the Township's rural character, ecological integrity, and high quality of life. Through decades of conservation efforts by Township officials, residents, and partner organizations—including the London Britain Township Land Trust, White Clay Creek Wild and Scenic River Program, Chester County Open Space Department, and regional conservation organizations—more than 39 percent of the Township's land area (approximately 2,465 acres) has been preserved as open space, with additional acreage pending permanent protection. These efforts have positioned London Britain as a leader in land conservation, with the highest percentage of protected open space among municipalities in the Avon Grove School District and one of the highest percentages in Chester County.

Open space in London Britain includes publicly and privately owned lands that contain important natural, agricultural, scenic, historic, and recreational resources. These lands may remain in a natural state or be actively managed for agriculture, forestry, conservation, or recreation. Much of the Township's preserved land has been protected through conservation easements, public ownership, or development regulations requiring permanent greenspace. The largest protected resource is the White Clay Creek Preserve, a 2,072-acre state-owned preserve, of which approximately 1,339 acres lie within the Township. Open space preservation has received strong and consistent public support, reflecting residents' desire to retain the Township's rural character, protect natural resources, and limit the impacts of development.

The Township's commitment to resource protection is reinforced through its land use regulations. Following adoption of the 2008 Comprehensive Plan, the Zoning Ordinance was comprehensively updated to strengthen protections for sensitive environmental features through the Floodplain, Conservation, and Low Intensity Slope Districts, as well as the Conservation Design Overlay District (CDOD). The CDOD requires significant permanent greenspace and promotes conservation-oriented subdivision design that prioritizes natural resource protection. In qualifying residential developments, at least 50 percent of the gross tract area must be preserved as greenspace, which may be owned privately, managed by a homeowners association, or protected through transfer to a qualified conservation organization. While these regulations provide substantial safeguards, continued refinement of woodland and riparian protection standards may further enhance long-term resource stewardship.

The Township contains significant portions of the federally designated White Clay Creek Wild and Scenic Watershed, the first Wild and Scenic River designation in the nation to protect an entire watershed through a “beyond the bank” approach. In addition, London Britain includes important headwater areas of the Christina River watershed. These streams, floodplains, wetlands, and forested headwaters perform critical ecological functions by filtering pollutants, reducing stormwater runoff, supporting fisheries, protecting groundwater resources, and maintaining water quality throughout the watershed. Despite these protections, many stream segments within the White Clay Creek watershed are classified by the Pennsylvania Department of Environmental Protection as impaired due to pollutants such as sediment, nutrients, pathogens, and mercury. Continued implementation of riparian restoration projects, agricultural best management practices, and sound land stewardship—both within and beyond Township boundaries—remains essential to improving water quality.

Woodlands represent another of London Britain’s most valuable natural resources. Concentrated primarily in the eastern half of the Township and along stream corridors, these forests provide wildlife habitat, groundwater recharge, carbon sequestration, erosion control, pollination services, climate regulation, and scenic beauty. Several woodland blocks are large enough to contain significant interior forest habitat, which supports plant and animal species dependent on large, unfragmented forest tracts. Approximately 84 percent of the Township’s interior woodland is protected through public ownership, conservation easements, or other preservation mechanisms. Nevertheless, some important woodland resources remain unprotected or are located on privately owned properties, highlighting the ongoing need for conservation efforts and responsible forest management.

Together, London Britain Township’s natural resources and open space network form the foundation of its environmental health, scenic landscape, and rural identity. Continued conservation, stewardship, and strategic land preservation will be critical to protecting these resources for future generations while sustaining the ecological, recreational, economic, and community benefits they provide today.

Resource	Total	% Protected
Stream Miles	41 miles	56%
Prime Ag. Soils	3,141 acres	85%

Hydric Soils	288 acres	52%
Woodlands/ Tree Canopy*	3,521 acres	90%
Interior Woodlands	475 acres	84%
Riparian Woodlands (100 ft.)	800 acres	34%
Riparian Gaps (100 ft.)*	153 acres	45%
Wetlands	80 acres	73%
Floodplains	552 acres	74%

*Unless explicitly stated in documentation woodlands are not protected on agricultural easements

In addition to protecting natural resources through public ownership and conservation easements, municipalities can provide substantial safeguards through zoning and subdivision ordinances. The chart below highlights the specific natural resource protections currently included in township ordinances. While these regulations play an important role in protecting environmental resources during the development review process, conservation easements offer an added layer of protection by ensuring that these resources are preserved, managed, and monitored in perpetuity.

Natural Resources Provisions and Regulations

Zoning Adopted: 09/21/17 Zoning Last Amended: None	SLDO Adopted: 12/19/22 SLDO Last Amended: None
Reviewed by Chester County Planning Commission (April 2023)	
Resource and Protection Standards	
1. Steep Slopes (15-25%, 25%+): Protected	
• ZO 1202: Establishes a Steep Slope Conservation District consisting of slopes greater than 15% • ZO 1202.A: Designates slope 15-20% as a Low Intensity Slope District. • ZO 1202.B: Designates slopes greater than 20% as a Conservation Slope District. • ZO 1205.A: No more than 7% of lot coverage may be disturbed in slopes of 15-20%. • ZO 1205.B: No more than 5% of lot coverage may be disturbed in slopes of 20%+.	
2. Woodlands: Somewhat Protected	

SLDO 701.D: Healthy woodlands exceeding 1 acre shall be preserved to the maximum extent possible. Disturbance of environmentally sensitive areas must be approved by the Board.
3. Wetlands: Protected
- SLDO 701.C: Disturbance to year-round wetlands shall be minimized. - SLDO 521.C: Establishes 50' wetland buffer.
4. Riparian Buffers: Protected
- SLDO 521.C: Establishes 100' riparian buffer around all water bodies. - SLDO 521.B: Permits only low intensity encroachments within the riparian buffer with design criteria as specified in SLDO 521-F. - SLDO 521.D: Provides for riparian buffer restoration and planting requirements.
5. Floodplain: Somewhat Protected
- ZO 1304.02: Any new construction/substantial improvements proposed in floodplain are subject to floodproofing requirements, provided they not cause any rise in the base flood elevation in the floodway or flood fringe (AE Zone). - ZO 1307.01: No variances will be granted for projects that would cause a rise in BFE in the floodway.
Recommended Improvements to Resource Protection Standards
Woodlands: Include regulations that limit disturbance of a woodlands to a maximum of 50%. Such regulations would establish a definition for “woodland” that is defined in a measurable way, such as a definition that is based on the number of trees within a wooded area that have grown to a specific diameter at breast height (dbh). Also, consider adding forestry regulations that: 1.) include exceptions for forestry or timber harvesting, as set forth in the MPC, and 2.) require a timber harvesting plan. Lastly, consider adding tree protection regulations that: 1.) include measures that protect the trees remaining on a construction site from construction activities that could be damaging to trees; 2.) prohibit disturbing specimen trees and PNDI sites unless there is no feasible alternative; and 3.) call for tree replacement if more than a specified area or number of trees are removed. Wetlands: Add regulations which expressly prohibit the disturbance of a wetland except with state and federal permits. Riparian Buffers: Include regulations that establish a riparian buffer which extends 75 to 100 feet. Floodplain: Expressly prohibit new construction / substantial improvements in the floodplain.

Open Space

London Britain Township’s rural character is closely tied to its long-standing commitment to land preservation, natural resource protection, and the maintenance of extensive open space. Through collaborative efforts involving the Township, the London Britain Township Land Trust, Chester County, state agencies, and regional conservation organizations, more

than 39 percent of the Township's total land area—approximately 2,465 acres—has been permanently protected as open space, with additional acreage pending preservation. These protected lands help maintain the Township's scenic landscape, safeguard important environmental resources, support agriculture, and preserve the rural qualities highly valued by residents. The Township's significant open space resources also provide opportunities for passive recreation, environmental education, wildlife observation, and access to nature.

Land preservation in London Britain is driven largely through voluntary partnerships with landowners and conservation organizations. Property owners may choose to protect land through conservation easements, which permanently restrict future development while allowing continued ownership and compatible land uses. These preservation tools often provide tax benefits and estate-planning advantages to landowners while ensuring long-term protection of important open space and natural resources. Since the establishment of the London Britain Township Land Trust in 1999 and the approval of the Township's open space tax referendum in 2000, local preservation funding has leveraged the protection of more than 1,000 acres of land. Studies consistently demonstrate that preserved open space and farmland not only protect environmental resources but also provide fiscal benefits by generating fewer public service costs than residential development.

Figure 3.1 summarizes preserved lands by category throughout London Britain Township. As of the adoption of this Plan, nearly 40% of the Township has been preserved through a variety of protection methods. Publicly owned and protected lands constitute the largest share of preserved land, totaling approximately 1,465 acres, or 23% of the Township. This includes the White Clay Creek Preserve, which occupies a significant portion of the eastern and southeastern areas of the Township and encompasses approximately 1,366 acres (about 22% of the Township), as well as 157 acres owned by the Township.

Conservation easements represent the next largest category of protected land. These properties generally remain in private ownership and are not open to the public. The majority of conservation easements are dispersed throughout London Britain Township, with many located adjacent to publicly owned land (see Map 2-3). Agricultural easements are concentrated in the central portion of the Township along the Route 896 corridor and total approximately 299 acres, representing about 5% of the Township.

The remaining protected lands consist primarily of homeowners' association (HOA) open space. While these areas are generally reserved for residents of the associated developments, many provide opportunities for trail connections between neighborhoods and nearby public open spaces.

Overview

London Britain Township Summary of Preserved Open Space		
	Acres (2026)	Percentage
Overall Township	6,283	100%
Easements		
Agricultural Easements	299	5%
Conservation Easements	661	11%
Township Owned and Other Public Lands		
Parks and Preserves	71	2%
Open Space	29	0.5%
State Owned (White Clay Creek Preserve)	1,366	22%
Developments		
HOA Open Space	40	1%
Summary		
Total Protected Open Space (2026)	2,465	39%

Open Space Prioritization

The Open Space Prioritization Review is a tool used by many municipalities in Chester County to identify parcels of land that have high agricultural value or high natural resources value. The prioritization mapping is based upon the most up to date GIS data available, but field verification is required at the site level to confirm the presence of resources. Township representatives can use the maps generated from this review to identify priority opportunities for farmland or open space preservation through conservation or agricultural easements, and to identify priority parcels with natural resources that should be protected through zoning and the subdivision and land development process. The maps can be used as supporting documentation for County, State, and other grant applications. Below are descriptions of the criteria used to identify parcels with important agricultural and natural resources.

Agricultural Open Space Preservation Priorities

The two major factors that were analyzed for agricultural prioritization were parcel size and soil types. The following method provides data that can be used by Township representatives and Chester County to rank agricultural lands for Chester County's Preservation Partnership Program and the leading source of funding for agricultural land preservation in the region. First, all existing protected lands were removed from the analysis. Parcels of twenty-five acres or greater were selected as well as clusters of smaller parcels that were owned by the same landowner and together exceeded 25 acres. All parcels of ten acres or greater were selected if they were adjacent to existing protected land. Once all properties that met the size criteria were selected, soils were analyzed for

each property. Using soil information provided by the USDA, the percent of agricultural soils for each property were determined and properties were classified into three categories:

- Agricultural soils greater than 75%
- Agricultural soils between 50% and 75%
- Agricultural soils less than 50%

Once the initial analysis was completed, the results were compared with aerial and land use data to identify and remove all developed or developing parcels such as large shopping centers, school district property, and parcels with approved land development plans. The resulting analysis map shows all existing protected lands, all parcels with approved development plans, and prime agricultural land eligible for protection.

Map X-X, Agricultural Resources Prioritization, identifies the most significant remaining opportunities to preserve farmland and agricultural resources within London Britain Township. Approximately 1,280 acres, or 20.4% of the Township, are classified as agricultural priority properties. These lands are concentrated primarily in the central and western portions of the Township, particularly along the Route 896 corridor, Flint Hill Road, Chambers Rock Road, and adjoining rural roadways where larger tracts of active agricultural land remain.

Many of these priority properties are located adjacent to existing protected lands and agricultural easements, creating opportunities to expand contiguous blocks of preserved farmland. The largest concentration of agricultural priority lands is found in the central portion of the Township, where several unprotected farms remain between existing preserved properties. Preserving these farms would help maintain the viability of agricultural operations, reduce fragmentation of the agricultural landscape, and reinforce the Township's rural character.

Prime agricultural soils are a defining characteristic of these priority areas. Approximately 626 acres, or 10% of the Township, contain soils that are at least 75% prime agricultural soils, while an additional 213 acres contain between 50% and 75% prime agricultural soils. These lands represent some of the Township's most productive agricultural resources and should be considered among the highest priorities for future preservation efforts.

Agricultural Priorities



New Garden Township

Franklin Township

New Castle County, Delaware

Cecil County, Maryland

0 0.5 1 Mile

Data Source: Base data from Chester County Geographic Information Services, 2026.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: June 8, 2026
Last revised: July 13, 2026



BRANDYWINE CONSERVANCY
RECREATION & PARKS SOLUTIONS



Legend

- Roads
- Tax parcels
- Streams and water bodies
- Protected lands~2465 ac. (39.2% of twp.)

Agricultural priority properties*~1280 acres (20.4% of twp.)

- Less than 50% prime agricultural soils~441 acres (7% of twp.)
- 50-75% prime agricultural soils~213 acres (3.4% of twp.)
- 75% and greater prime agricultural soils~626 acres (10% of twp.)

* Unprotected properties 25 acres or greater or 10 acres or greater if adjacent to protected lands.

Natural Resource Open Space Preservation Priorities

With input from the Plan Advisory Committee, a set of criteria was developed to identify areas that are rich in natural resources and important for protection. The criteria used to prioritize the presence of natural resources included parcels with:

- 500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest
- Presence of White Clay Creek and tributary streams
- Adjacency to the White Clay Creek Preserve
- Presence of Cockeysville Marble

One point was assigned for each criterion and points were totaled to determine the overall natural resources score. An additional point was assigned based on adjacency to existing protected land if the parcel met at least one other natural resource criteria. All parcels less than four acres were eliminated from the analysis as well as existing protected lands. Unlike the agricultural prioritization, this analysis was conducted at a parcel level in order to pinpoint, with more detail, where natural resources are concentrated.

The resulting **Map X-X**, Natural Resources Prioritization, identifies unprotected properties with the greatest potential to advance natural resource conservation within London Britain Township. Priority areas were evaluated based on the presence of high-value environmental features, including streams and stream corridors, wetlands, interior forests, Class I woodlands, adjacency to existing protected lands, and the presence of Cockeysville Marble and White Clay Creek watershed resources. Properties received a cumulative score reflecting the number of natural resource criteria present, with higher-scoring properties representing the Township's most significant remaining conservation opportunities.

The highest-priority natural resource lands are concentrated along the White Clay Creek corridor and its tributaries, particularly in the eastern and southeastern portions of the Township where they can expand and buffer the existing White Clay Creek Preserve. Additional concentrations of priority resources are found along the Middle Branch and East Branch of White Clay Creek and associated stream valleys that traverse the Township. Protecting these lands would strengthen ecological connections between existing preserved properties, enhance habitat continuity, and improve water quality throughout the watershed.

A total of approximately 894 acres of unprotected land received a priority score of one, while approximately 398 acres scored two and 263 acres scored three. The highest-ranking properties, totaling approximately 137 acres, received scores of four or five, indicating the presence of multiple significant natural resource features on a single parcel. These properties are dispersed primarily near existing protected lands and major stream corridors, where conservation efforts can provide the greatest ecological benefit.

Unlike agricultural preservation, which often focuses on maintaining large contiguous farming areas, natural resource conservation priorities are centered on protecting environmentally sensitive lands and ecological networks. Preserving parcels adjacent to existing open space, along stream corridors, and within large woodland blocks can maximize habitat connectivity, reduce fragmentation, protect sensitive species, and enhance the long-term health of the White Clay Creek watershed. As future conservation opportunities arise, the Township should prioritize high-scoring parcels that complement existing protected lands and contribute to a connected system of natural resources across London Britain Township.

Natural Resource Priorities



New Garden Township

Franklin Township

New Castle County, Delaware

Cecil County, Maryland

0 0.5 1 Mile

Data Source: Base data from Chester County Geographic Information Services, 2024.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: June 1, 2024
Last revised: July 13, 2024



Legend

	Township boundary~~6283 ac.	Total Score	
	Roads		1 (894.0 ac.)
	Tax parcels		2 (397.6 ac.)
	Water bodies		3 (262.5 ac.)
	Protected lands~~2465 ac. (39.2% of twp.)		4 (84.0 ac.)
			5 (53.0 ac.)

NATURAL RESOURCE SCORE = ONE POINT FOR EACH:
 - 1,500' of stream
 - 3 ac. of woodland within 100' of stream
 - 2 ac. of wetland
 - 15 ac. of Class 1 woodlands
 - Tax parcel over 15 ac. containing interior forest
 - Presence of White Clay Creek and tributary streams
 - Adjacency to the White Clay Creek Preserve
 - Presence of Cockeysville Marble

Combined Resource Priorities

Map XX, Agricultural and Natural Resource Priorities, illustrates areas where farmland preservation and natural resource conservation objectives overlap, representing the Township's most strategic opportunities for future land protection. These areas provide the greatest potential to preserve both productive agricultural lands and environmentally sensitive resources, while expanding and reinforcing the Township's existing network of protected open space.

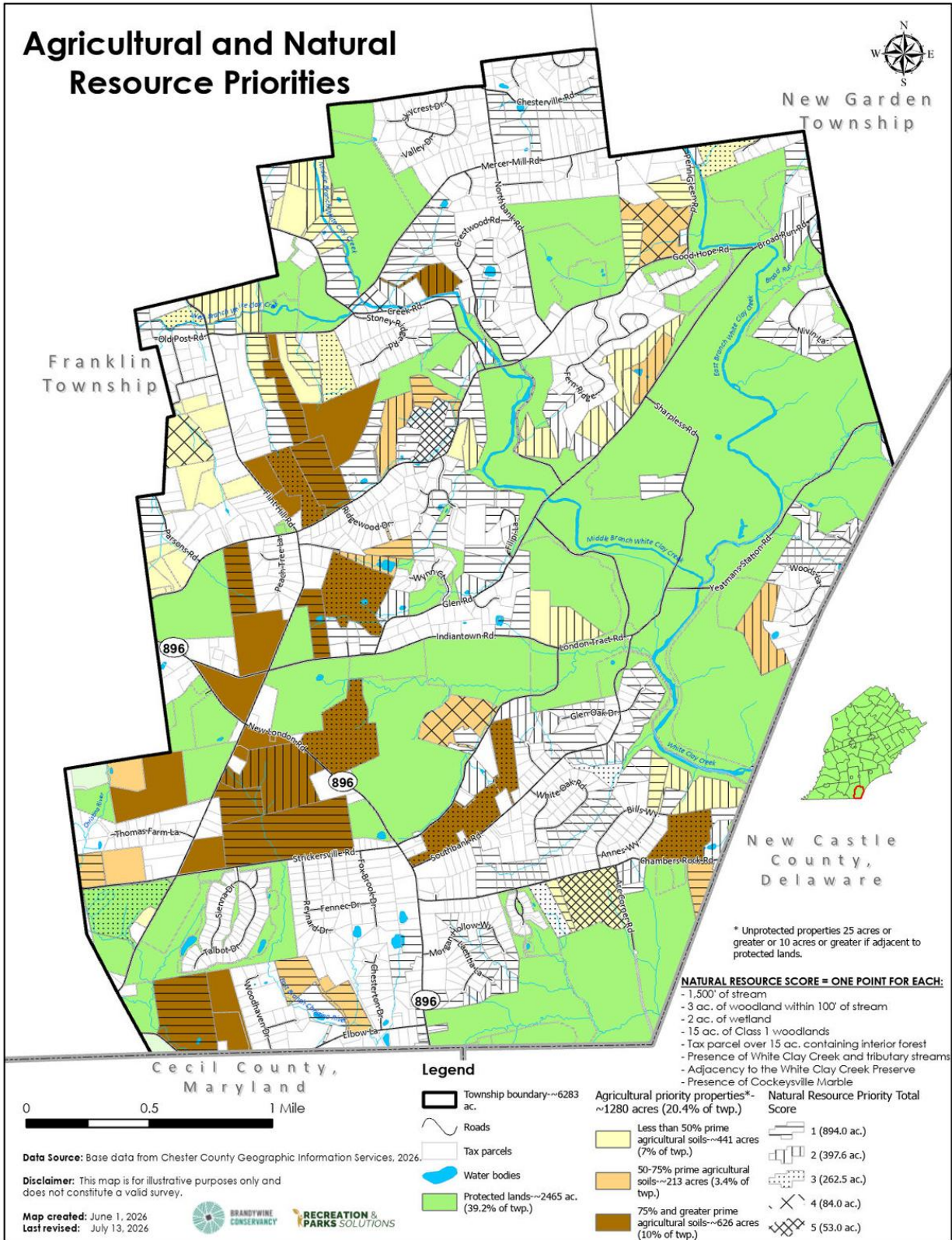
Map XX [to be made] adds historic resources so that important landscapes are considered and identified holistically.

Agricultural and Natural Resource Priorities



New Garden Township

Franklin Township



* Unprotected properties 25 acres or greater or 10 acres or greater if adjacent to protected lands.

NATURAL RESOURCE SCORE = ONE POINT FOR EACH:

- 1,500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland
- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest
- Presence of White Clay Creek and tributary streams
- Adjacency to the White Clay Creek Preserve
- Presence of Cockeysville Marble

Agricultural priority properties* ~1280 acres (20.4% of twp.)

- Less than 50% prime agricultural soils ~441 acres (7% of twp.)
- 50-75% prime agricultural soils ~213 acres (3.4% of twp.)
- 75% and greater prime agricultural soils ~626 acres (10% of twp.)

Natural Resource Priority Total Score

- 1 (894.0 ac.)
- 2 (397.6 ac.)
- 3 (262.5 ac.)
- 4 (84.0 ac.)
- 5 (53.0 ac.)

Recommendations for Open Space and Environmental Resource Protection

Continue to Acquire Interests in Open Space

1. Pursue Strategic Land Preservation and Acquisition

Continue to acquire fee-simple ownership, conservation easements, trail easements, and other preservation interests that expand, connect, and enhance existing protected lands, parks, greenways, agricultural lands, and natural resource areas. Prioritize projects that create larger contiguous open space networks, protect scenic, historic, agricultural, and environmental resources, and improve trail connectivity and public access. Fee-simple acquisition should be utilized when preservation, recreation, trail, or management objectives cannot be achieved through easements alone.

2. Maintain and Leverage Funding for Conservation and Recreation

Retain the Township's dedicated open space funding sources and actively pursue state, county, federal, nonprofit, and private funding opportunities to maximize land preservation, park development, trail expansion, and green infrastructure investments while minimizing local costs. Utilize this Plan to support grant applications and funding requests.

3. Expand Open Space, Recreation, and Green Infrastructure Opportunities

Focus preservation, park development, and trail improvement efforts in underserved areas and locations anticipated for future growth to ensure equitable access to open space, recreation facilities, natural areas, and green infrastructure throughout the Township.

4. Strengthen Conservation Partnerships and Landowner Engagement

Continue partnerships with the London Britain Township Land Trust, conservation organizations, and government agencies to secure conservation easements, coordinate preservation initiatives, and expand funding opportunities. Support these efforts through landowner education and outreach programs that promote available conservation tools, incentives, and the environmental, agricultural, and financial benefits of permanent land preservation.

5. Support Agricultural Land Preservation

Encourage and assist eligible landowners in participating in Agricultural Security Areas and county and state farmland preservation programs to protect productive agricultural lands, maintain rural character, and preserve the Township's agricultural heritage.

6. Advance Greenway and Trail Connectivity

Prioritize preservation and acquisition projects that protect trail corridors, close gaps in existing trail systems, enhance regional connections, and improve non-motorized access between neighborhoods, parks, open spaces, and community destinations.

Promote Action to Enhance Natural Resource Protection

7. Protect and Restore Water Resources by partnering with watershed organizations, conservation groups, and government agencies to improve water quality through stormwater management, stream and floodplain restoration, riparian buffer enhancement, and other watershed protection initiatives, with particular focus on the White Clay Creek watershed.

8. Strengthen Regional Conservation Partnerships by coordinating with Chester County, adjoining municipalities, land trusts, and other organizations on watershed management, natural resource

protection, agricultural preservation, and greenway conservation efforts that extend across municipal boundaries.

- 9. Protect Biodiversity and Habitat Connectivity** by conserving and restoring forested and non-forested habitats, reducing habitat fragmentation, and maintaining interconnected wildlife, riparian, and greenway corridors that support ecological health and resilience.
- 10. Support Collaborative Planning and Stewardship** by participating in regional planning initiatives and working with public and private partners to secure funding, coordinate restoration projects, and advance long-term natural resource conservation goals.

Support and Promote Land Use and Stewardship for Resource Protection

- 11. Continue to integrate Natural Resource Protection into Development Review** by guiding the location and design of development to minimize impacts on natural, scenic, agricultural, and water resources; encourage the permanent preservation and designation of open space; and require enforceable resource protection measures, open space management plans, and stewardship practices where appropriate.
- 12. Promote Sustainable Stormwater Management and Water Quality Practices** by encouraging infiltration-based stormwater management, pervious surfaces, green infrastructure, and other Best Management Practices (BMPs) on public and private properties to reduce runoff, improve water quality, and enhance groundwater recharge.
- 13. Support Conservation-Based Land Stewardship** by working with agricultural operators, property owners, conservation organizations, and government agencies to promote soil conservation, sustainable land management, habitat restoration, and the implementation of resource protection BMPs on agricultural lands, open spaces, and developed properties.
- 14. Expand Riparian Buffer, Woodland, and Habitat Restoration Efforts** by promoting native tree planting, reforestation of riparian corridors, enhancement of forest interior and woodland edge habitats, and voluntary restoration and permanent protection of ecologically significant lands through conservation easements and other preservation tools.
- 15. Advance Community Education, Recognition, and Stewardship Programs** by partnering with conservation organizations and agencies to educate residents and landowners about the ecological, recreational, and economic benefits of natural resource conservation; encourage participation in habitat enhancement initiatives; and pursue certifications, designations, and recognition programs that promote environmental stewardship and community pride. (Examples of programs include Tree City USA (Arbor Foundation), Bird Town Pennsylvania (Audubon Council) the Sustainable Pennsylvania Community Certification (PA Municipal League), and the Community Wildlife Habitat Program and Mayor's Monarch Pledge (National Wildlife Federation).
- 16. Support Funding for Resource Restoration and Stewardship Projects** by utilizing Township open space revenues, grants, and partner resources to fund habitat restoration, riparian buffer improvements, woodland management, stormwater BMP implementation, and other priority conservation projects.

PROMOTE ACTION TO ENHANCE CULTURAL AND HISTORIC RESOURCE PROTECTION

- 17. Continue to support the preservation and interpretation of the Mason-Dixon/ Arc Corner Boundary** by implementing the recommendations of the Mason-Dixon/ Arc Corner Heritage Interpretation and Connectivity Plan.
- 18. Continue participation in regional planning efforts** related to the interpretation of the Mason-Dixon/ Arc Corner Boundary and other important local histories.

19. **Consider strengthening provisions for mitigation of impacts to historic resources** by land development proposals, potentially linking plan approval to specific mitigation conditions and guarantees.
20. **Continue to support the addition and extension of historic resource designations** on the National Register of Historic Places.
21. **Prioritize the protection of open spaces that hold both cultural significance** and environmental value.
22. **Conduct a scenic resource inventory to identify** priority viewsheds, scenic roads, ridgelines, waterways, gateways, and other visually significant landscapes.
23. **Protect significant public viewsheds and scenic corridors** by incorporating scenic resource conservation into land acquisition priorities, development review, and municipal planning

Refine Regulatory Tools

24. **Periodically review and update municipal regulations** governing natural, scenic, cultural, and historic resources to ensure their effectiveness, consistency, and alignment across the Zoning Ordinance, Subdivision and Land Development Ordinance, and related codes. Reviews should evaluate development review procedures, adaptive reuse of historic resources, resource management practices, regulatory enforcement, and property maintenance standards, while continuing to support flexible land use tools such as cluster development and lot averaging. The Township should also monitor the effectiveness of Conditional Use approvals and consider strengthening mitigation, implementation, and long-term management requirements for developments affecting sensitive natural, scenic, cultural, or historic resources.
25. **Consider updating stormwater management, floodplain, wetland, zoning, and land development regulations** to better protect water resources and environmentally sensitive areas by emphasizing groundwater recharge, reducing stormwater runoff volumes, limiting impervious surface coverage, minimizing impacts to hydric soils, wetlands, riparian corridors, and floodplains, and promoting low-impact development practices. Regulatory standards should support the protection of Pennsylvania DEP Exceptional Value (EV) and High Quality (HQ) watersheds; discourage or prohibit new construction and substantial improvements within flood-prone areas except where necessary and compliant with applicable regulations; prevent the filling, alteration, or disturbance of wetlands and their buffers; and extend beyond minimum regulatory requirements where appropriate to enhance water quality, flood resilience, habitat protection, and long-term resource conservation.
26. **Consider incorporating provisions within the Zoning Ordinance that would help establish and protect the Greenways identified in this Plan.**
27. **Consider enhancing woodland and tree protection regulations** by establishing a clear and measurable definition of woodlands; limiting woodland disturbance and removal to no more than 50% of existing woodland areas, except where justified by site conditions; adopting heritage tree preservation and replacement standards; and strengthening tree protection requirements for land development, timber harvesting, and construction activities. Such measures should promote the conservation of mature forest resources, specimen trees, wildlife habitat, water quality, and the Township's scenic and historic landscapes.
28. **Continue to encourage the use of native, climate-resilient, and diverse plant species.** Such provisions can help protect significant vegetation, preserve scenic and historic landscapes, improve ecological function, and enhance resilience to changing environmental conditions.
29. **Consider regulations and incentives that support the establishment of native meadow areas** and other ecological landscaping practices as alternatives to conventional turf grass. Such

measures can improve habitat quality, support biodiversity, reduce maintenance requirements, and enhance the Township's natural resource conservation objectives.

- 30. Consider the adoption of an official map** that designates open space, recreation and trail priorities.

Promote Community Education and Appreciation for Resource Protection

- 31. Support ongoing education and outreach efforts** that increase awareness of the Township's natural, agricultural, cultural, and historic resources; the economic, environmental, and community benefits they provide; and their role in supporting long-term sustainability and climate resilience. Utilize the Township website, newsletters, social media, workshops, demonstrations, and community events, and collaborate with local agencies, nonprofit organizations, educational institutions, and other partners to expand public engagement.

- 32. Promote stewardship initiatives and land management practices** on public and private properties that are consistent with the goals of this Plan. Partner with local agencies, nonprofit organizations, conservation groups, agricultural organizations, and qualified private-sector professionals to encourage voluntary implementation of best management practices, support demonstration projects, and publicize programs and technical resources available through partner organizations.. Examples of stewardship practices include:

- Tree planting and forest canopy enhancement
- Riparian buffer restoration and stream protection
- Residential stormwater management practices
- Lawn-to-meadow conversions and meadow management
- Native and climate-resilient landscaping
- Sustainable wildlife management
- Agricultural best management practices
- Water quality protection measures
- Reduction of lawn and garden fertilizer, herbicide, and pesticide use
- Habitat enhancement and biodiversity conservation
- Protection and management of environmentally sensitive areas
- Reduction of impervious surfaces where feasible