



Chiphouse Wood

Management Plan 2012-2017

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THE WOODLAND TRUST

INTRODUCTION

The Trust's corporate aims and management approach guide the management of all the Trust's properties, and are described on Page 4. These determine basic management policies and methods, which apply to all sites unless specifically stated otherwise. Such policies include free public access; keeping local people informed of major proposed work; the retention of old trees and dead wood; and a desire for management to be as unobtrusive as possible. The Trust also has available Policy Statements covering a variety of woodland management issues.

The Trust's management plans are based on the identification of Key Features for the site and setting objectives for their management. A monitoring programme (not included in this plan) ensures that these objectives are met and any necessary management works are carried out.

Any legally confidential or sensitive species information about this site is not included in this version of the plan.

PLAN REVIEW AND UPDATING

The information presented in this Management plan is held in a database which is continuously being amended and updated on our website. Consequently this printed version may quickly become out of date, particularly in relation to the planned work programme and on-going monitoring observations. Please either consult The Woodland Trust website www.woodlandtrust.org.uk or contact the Woodland Trust (wopsmail@woodlandtrust.org.uk) to confirm details of the current management programme.

There is a formal review of this plan every 5 years and a summary of monitoring results can be obtained on request.

WOODLAND MANAGEMENT APPROACH

The management of our woods is based on our charitable purposes, and is therefore focused on improving woodland biodiversity and increasing peoples' understanding and enjoyment of woodland. Our strategic aims are to:

- Protect native woods, trees and their wildlife for the future
- Work with others to create more native woodlands and places rich in trees
- Inspire everyone to enjoy and value woods and trees

All our sites have a management plan which is freely accessible via our website www.woodlandtrust.org.uk. Our woods are managed to the UK Woodland Assurance Standard (UKWAS) and are certified with the Forest Stewardship Council (FSC) through independent audit. In addition to the guidelines below we have specific guidance and policies on issues of woodland management which we review and update from time to time.

We recognise that all woods are different and that the management of our sites should also reflect their local landscape and where appropriate support local projects and initiatives. Guidelines like these provide a necessary overarching framework to guide the management of our sites but such management also requires decisions based on local circumstances and our Site Manager's intimate knowledge of each site.

The following guidelines help to direct our woodland management:

1. Our woods are managed to maintain their intrinsic key features of value and to reflect those of the surrounding landscape. We intervene when there is evidence that it is necessary to maintain or improve biodiversity and to further the development of more resilient woods and landscapes.
2. We establish new native woodland using both natural regeneration and tree planting, but largely the latter, particularly when there are opportunities for involving people.
3. We provide free public access to woods for quiet, informal recreation and our woods are managed to make them accessible, welcoming and safe.
4. The long term vision for our non-native plantations on ancient woodland sites is to restore them to predominantly native species composition and semi-natural structure, a vision that equally applies to our secondary woods.
5. Existing semi-natural open-ground and freshwater habitats are restored and maintained wherever their management can be sustained and new open ground habitats created where appropriate.
6. The heritage and cultural value of sites is taken into account in our management and, in particular, our ancient trees are retained for as long as possible.
7. Woods can offer the potential to generate income both from the sustainable harvesting of wood products and the delivery of other services. We will therefore consider the potential to generate income from our estate to help support our aims.
8. We work with neighbours, local people, organisations and other stakeholders in developing the management of our woods. We recognise the benefits of local community woodland ownership and management. Where appropriate we allow our woods to be used to support local woodland, conservation, education and access initiatives.
9. We use and offer the estate where appropriate, for the purpose of demonstration, evidence gathering and research associated with the conservation, recreational and sustainable management of woodlands. In particular we will develop and maintain a network of long-term monitoring sites across the estate.
- 10 Any activities we undertake will conform to sustainable forest management principles, be appropriate for the site and will be balanced with our primary objectives of enhancing the biodiversity and recreational value of our woods and the wider landscapes.

SUMMARY

This public management plan briefly describes the site, specifically mentions information on public access, sets out the long term policy and lists the Key Features which drive management actions. The Key Features are specific to this site - their significance is outlined together with their long (50 year+) and short (5 year) term objectives. The short term objectives are complemented by a detailed Work Programme for the period of this management plan. Detailed compartment descriptions are listed in the appendices which include any major management constraints and designations. A short glossary of technical terms is at the end. The Key Features and general woodland condition of this site are subject to a formal monitoring programme which is maintained in a central database. A summary of monitoring results is available on request.

1.0 SITE DETAILS

Site name:	Chiphouse Wood
Location:	Chiphouse Bottom
Grid reference:	TQ260570, OS 1:50,000 Sheet No. 187
Area:	8.15 hectares (20.14 acres)
Designations:	Ancient Semi Natural Woodland, Green Belt, Tree Preservation Order

2.0 SITE DESCRIPTION

2.1 Summary Description

An area of ancient semi-natural woodland, a bridleway provides the main path to the north of the wood. Main broadleaf species include oak, beech, ash and also yew. Bluebells and other wild flowers occur seasonally.

2.2 Extended Description

Chiphouse Wood is an Ancient Semi Natural Woodland. The wood was acquired by the Trust in December 1982 following a successful local appeal. Included within the wood are two former arable fields (1b and 1c) that were planted in 1983/84 with a mix of locally occurring broadleaved trees (and some yew). Chiphouse wood lies on part of the north facing side of Chipstead Bottom - a prominent dry valley in the dip slope of the North Downs, in northwest Surrey. To the southeast is the dormitory village of Chipstead and to the south and west is the residential area of Kingswood. The wood is bounded to the north by the Purley to Tattenham Corner branch railway (a commuter line) and to the east by open fields. Beyond the houses and the railway line much of the area is downland countryside forming part of the Greater London Greenbelt. Banstead Wood, which is 110ha and a Site of Special Scientific Interest, lies across the valley to the north.

The woodland soils are all over chalk bedrock, and they vary from clay with flint deposits in the valley bottom to thin chalk on the higher slopes. This has encouraged a wide diversity of woodland species. The wood is composed of mainly native broadleaved trees such as beech, oak and ash but also contains yew. There are also several veteran oak and beech trees in the wood. Bluebells and other woodland flowers carpet the ancient areas of the wood in spring.

The main path running through the wood runs east to west along the northern boundary and forms part of The Banstead Countryside Walk being promoted by Surrey County Council. There is a network of other paths linking to the main path which allows visitors access to most areas of the rest of the wood.

3.0 PUBLIC ACCESS INFORMATION

3.1 Getting there

Chiphouse Wood is set between Chipstead and Kingswood in East Surrey, on the southern edge of London. It is next to an estate with private roads.

There are 2 main access points which lie east and west of the wood, connecting to a public footpath. The western entrance is the most convenient and is off the Public Bridleway running north of a road called The Glade, within the private estate. The eastern entrance connects to the busy Outwood Lane (B2032) and is through a kissing gate into the wood. There is also one smaller entrance on the western side off the public bridleway through a squeeze gap.

There is a network of informal paths within the site which cover most of the wood. All paths are on unsurfaced ground and the gradient can be steep in places. Access to the wood links to the surrounding countryside by virtue of the public bridleway on the western boundary, which continues north over the railway line towards Banstead, and is part of the Banstead Countryside Walk promoted by Surrey County Council.

There is no car-parking at the wood and roadside parking within the private estate off the Glade is not recommended. The best place to park for visiting Chiphouse Wood is at the Council's Banstead Wood car-park, off Holly lane, Chipstead. There is a car-park here and toilets. Chiphouse Wood is a walk of at least 1 mile from the car-park. To get to Chiphouse use public paths through Banstead Wood to reach Perrots Farm and Reads Rest Lane on the western side of Banstead Wood. From here continue west and take the public bridleway off to the left. Continue along the bridleway, go under the railway tunnel and the entrance to Chiphouse is on the left just after the tunnel.

The nearest public transport stop is Kingswood railway station which is less than a mile away from the wood, although Chipstead Station is also near. From Kingswood Station go a short way along the main road (Waterhouse Lane) towards Chipstead, take the first left for Forest Drive, and then the first right for The Glade. Continue along The Glade until you come to the tennis courts on the right, at which point turn left down the bridleway opposite them. At the bottom of the hill, before the railway tunnel is the main entrance to Chiphouse Wood on the right. Alternatively, from Chipstead Station cross over Outwood Road onto Holly Lane and go to Banstead Wood, and follow directions as above to Chiphouse Wood via public footpaths. Please note that Outwood Lane and Waterhouse Lane are part of the same main road (B2032) and have no pavements.

For further information about public transport please contact Traveline - www.traveline.org.uk Tel: 0870 6082608

3.2 Access / Walks

4.0 LONG TERM POLICY

The main management regime will be through minimum intervention. The woodland will develop naturally, with small glades forming as larger trees die and eventually collapse. This will increase the deadwood habitat, but also allow for regeneration in the created glades.

The main east to west path will be managed as a wide ride with scalloped edges in places. Veteran trees will be retained by halo thinning.

Access for visitors will continue to be offered and the network of paths, public entrances and signs will continue to be managed to a good standard.

5.0 KEY FEATURES

The Key Features of the site are identified and described below. They encapsulate what is important about the site. The short and long-term objectives are stated and any management necessary to maintain and improve the Key Feature.

5.1 Ancient Semi Natural Woodland

Description

Over half of Chiphouse Wood is ancient woodland. The woodland is high forest, with a prominent canopy of well-formed oak together with beech, ash, hazel, field maple and cherry. Other minor species include whitebeam and yew. The oak could have been deliberately encouraged and planted under a former management system, as it appears to be too common for the soil type.

The chalky soil conditions of the site support a diverse flora with specialist woodland plants present, such as bluebell, dogs mercury, moschetal, goldilocks buttercup and woodruff.

Ancient woodland features include old trees such as outgrown coppiced ash and oak trees, reflecting past management of the wood and ancient beeches especially towards the southeast corner.

The ancient woodland has been disturbed by the storms of 1987, which have created a mixed age structure of trees and enhanced the deadwood habitat. Relic trees blown by the storms are still evident, for instance the large trunks of rotting beeches. There are now dense clumps of young trees growing in the canopy gaps created by the storms.

Old woodbanks can be traced around the former fields at the edges of the ancient woodland, especially around sub-compartment 1b. Also historic quarry pits can be seen in ancient parts of the woodland, the largest and most obvious being one towards the southeast corner, next to one of the permissive paths.

Significance

The amount of ASNW left in Britain has been drastically reduced over the last century. Approximately 40% of England's ASNW is found in the South East. ASNW is very important due to the continuity of woodland cover over hundreds of years which allows for a diverse range of wildlife and vegetation to develop over time that cannot be found in new woodland creation sites. In a heavily wooded area where woodland has become fragmented larger areas of woodland are able to withstand external pressures such as climate change much better. Ancient woodland is irreplaceable and the prevention of its loss is one of the main aims of the Trust.

Opportunities & Constraints

Opportunity

To retain the veteran trees through halo selective halo thinning

Constraint

Poor management access

Factors Causing Change

Deer and squirrel damage, Japanese knotweed

Long term Objective (50 years+)

Most of the woodland will be allowed to develop naturally, with the ancient and secondary woodland areas eventually becoming indistinguishable from each other. Clearings will be created where large veteran trees collapse and this will stimulate natural regeneration that will improve the age structure of the wood. Wide rides and scallops will be maintained on the northern bridleway to improve biodiversity.

Short term management Objectives for the plan period (5 years)

The main bridleway along the northern edge of the site will be widened by 5m either side of the path for 100m and have 2 scallops created of a further 5m for 30m length each to aid visibility in this area, dry the path and improve biodiversity. This work will be done in 2013 and added to a path cutting schedule to keep the areas open.

6 veteran trees will be marked and haloed to help retain them. Preference will be for those trees that are close to rides so that larger glade areas and wide rides can be made and connected, increasing the benefit to biodiversity. This work will be done in 2013.

5.2 Informal Public Access

Description

The wood has access from one entrance at the eastern side of the site and two on the western side. The entrances on the western side directly join the community at Kingswood, via the public bridleway. There is a good network of paths throughout the wood, with 2 public rights of way through the wood linking to the wider countryside and to Banstead Wood, which also has public access. The bridleway towards the northern boundary/railway line is part of a promoted Surrey County Council walk - Banstead Countryside Walk.

The wood can be reached relatively easily from the train station at Kingswood.

Significance

The wood is important for public use because it sits within the M25 and close to London, and gives people the opportunity to visit ancient woodland and open countryside in a busy part of the country. There is an easy circular walk and is used a great deal by regular visitors who live in the local community.

Opportunities & Constraints

Constraint - The wood is large enough to be of interest to the local walker, but its size probably limits wider interest apart from people following public rights of way and the Banstead Countryside Walk.

Opportunity - The bridleway path running parallel to the northern boundary is well used and the possibility exists of making this more interesting to visitors by coppicing scallops along its edges to make the path lighter in places and more varied in experience.

Factors Causing Change

Vandalism, motorbikes

Long term Objective (50 years+)

Pedestrian access for visitors will continue to be offered at Chiphouse Wood. A good network of paths will be kept open with clear and welcoming signage at all entrances. The bridleway close to the northern boundary will be treated as the main path and will be wide and sunny in parts to make it more interesting for visitors.

Short term management Objectives for the plan period (5 years)

Maintain free and open public access through a well maintained path and entrance network in line with its access B category designation (5-15 visitors at each entrance per day). This will be achieved with a 3m path cut twice per year on all major footpaths and maintaining all 3 entrances into the site.

Tree safety inspections to be carried out at least once every 18 months on Zone A - to include one autumn and one summer inspection in every 3 year period. Zone B inspections to be carried out every 36 months. Arboriculture work to be carried out as appropriate.

5.3 Secondary Woodland

Description

Sub-compartments 1b and 1c are not ancient woodland, but were open fields before being planted. The planting took place in 1983 and 1984 so the trees are well established. Planted trees have been greatly supplemented by natural regeneration, especially of ash. Much of this regeneration is younger than the planted trees themselves, which is helping to create a mixed age class of trees and gives a 'natural' feel to the plantations.

There is a small patch of Japanese knotweed at the western entrance into the wood.

Significance

The stands of secondary woodland are important because they are largely native woodland and create a continuation of habitat across the site. They are also a legacy of community involvement at the site when the wood was purchased and planted with local community

Opportunities & Constraints

Opportunity

To allow natural woodland to develop

Factors Causing Change

Deer and squirrel damage, Japanese knotweed

Long term Objective (50 years+)

The secondary woodland will be managed as high forest, containing largely native species. Young secondary woodland will succeed to high forest with minimum intervention.

Short term management Objectives for the plan period (5 years)

Manage the main body of the secondary woodland through minimum intervention during this plan period, retaining ancient beech trees to biological maturity (unless they pose a tree safety risk).

6.0 WORK PROGRAMME

Year	Type of Work	Description	Due By
2012	AW - Visitor Access Maintenance	Second path cut. Cut all paths, cut scallops along main ride, clear minor debris, strim around entrances.	28/08/12
2012	AW - Visitor Access Maintenance	To fix the kissing gate on the eastern side of the site, as marked on the enclosed map	14/09/12
2012	WMM - Invasive Plant Control	To remove the Japanese knotweed around the main entrance to the site, as marked on the enclosed map	14/09/12
2013	SL - Tree Safety Emergency Work	To clear the fallen tree, located near Glade Spur. All work must adhere to our General Conditions of Contract Work, sent to you previously.	28/02/13
2013	WMM - Ride Management	Create a wide ride from the entrance up to the area marked on the EMC map. The area to be cut back 5m from either side of the path, with two areas on the southern side of the path going back a further 5m for 30m length each.	16/03/13
2013	AW - Visitor Access Maintenance	First path cut. Cut all paths, clear minor debris, strim around entrances and clean signage.	26/06/13
2013	WMM - Invasive Plant Control	Spray the Japanese knotweed around the entrance	31/07/13
2013	AW - Visitor Access Maintenance	Second path cut. Cut all paths, cut scallops along main ride, clear minor debris, strim around entrances.	28/08/13
2013	SL - Tree Safety Emergency Work	To clear the fallen tree that's across the footpath as per map sent previously.	31/10/13
2013	WMM - Ancient / Veteran Tree Work	To clear around 6 veteran trees and 6 next generation veteran trees as marked on the EMC map. Trees to be retained are marked with tape - trees to fell are painted with orange dots. All timber to be stacked in the woodland, away from paths and the clearing.	31/12/13
2014	SL - Tree Safety Emergency Work	To take down the trees as per previous correspondence.	31/01/14

2014	WMM - Ride Management	Create a wide ride from the entrance up to the area marked on the EMC map. The area to be cut back 5m from either side of the path, with two areas on the southern side of the path going back a further 5m for 30m length each.	31/03/14
2014	AW - Visitor Access Maintenance	First path cut. Cut all paths, clear minor debris, strim around entrances and clean signage.	26/06/14
2014	AW - Management Access Capital	Install management gate on eastern boundary	30/06/14
2014	WMM - Invasive Plant Control	Spray the Japanese knotweed around the entrance	31/07/14
2014	AW - Visitor Access Maintenance	Second path cut. Cut all paths, cut scallops along main ride, clear minor debris, strim around entrances.	28/08/14
2015	AW - Visitor Access Maintenance	First path cut. Cut all paths, clear minor debris, strim around entrances and clean signage.	26/06/15
2015	WMM - Invasive Plant Control	Spray the Japanese knotweed around the entrance	31/07/15
2015	AW - Visitor Access Maintenance	Second path cut. Cut all paths, cut scallops along main ride, clear minor debris, strim around entrances.	28/08/15
2015	WMM - Ancient / Veteran Tree Work	To open up around several of the veteran trees on the site.	30/11/15
2015	AW - Visitor Access Maintenance	To install fencing around the incursion area, new squeeze gap, resurface path, management gate, fencing and kissing gate as discussed on site.	31/12/15
2016	AW - Visitor Access Maintenance	First path cut. Cut all paths, clear minor debris, strim around entrances and clean signage.	26/06/16
2016	WMM - Invasive Plant Control	Spray the Japanese knotweed around the entrance	31/07/16
2016	AW - Visitor Access Maintenance	Second path cut. Cut all paths, cut scallops along main ride, clear minor debris, strim around entrances.	28/08/16
2016	SL - Tree Safety Works - Zone B	To remove the two fallen trees, plus one previous fallen tree at the site. Also removal of barb wire on path as shown on map sent previously.	31/08/16

2016	AW - Visitor Access Infrastructure	1 x ladder board sign 4 x bread board signs (2 gate and 2 free standing) All to be made from FSC certified English Oak and delivered to Sovereign Forestry	30/11/16
2016	SL - Tree Safety Works - Zone A	Tree safety works	31/12/16
2017	AW - Visitor Access Maintenance	Remove barb wire and dispose	31/05/17
2017	AW - Visitor Access Maintenance	First path cut. Cut all paths, clear minor debris, strim around entrances and clean signage.	26/06/17

APPENDIX 1: COMPARTMENT DESCRIPTIONS

Cpt No.	Area (ha)	Main Species	Year	Management Regime	Major Management Constraints	Key Features Present	Designations
1a	4.63	Oak (pedunculate)	1880	Min-intervention	No/poor vehicular access to the site, No/poor vehicular access within the site	Informal Public Access	Ancient Semi Natural Woodland, Green Belt, Tree Preservation Order
<p>The compartment is ancient semi-natural woodland with mature oak dominating the canopy. Other species include beech, hazel and ash with yew, whitebeam, hawthorn, holly and cherry also present. Overall the woodland has a high forest structure but contains over-stood historic coppice stools. There is a good number of bluebells in the ground flora. There is a large historic quarry pit on the western edge of the compartment.</p>							
1b	2.30	Oak (pedunculate)	1984	Min-intervention	No/poor vehicular access within the site	Informal Public Access	Green Belt, Tree Preservation Order
<p>This compartment was formerly a field, but was planted with native broadleaves in 1984, including ash, cherry and hazel. The planted trees have mixed well with recent natural regeneration of ash and other species, giving the woodland a more natural structure. The ground flora is generally poor, but with some bluebells present.</p>							
1c	1.22	Oak (pedunculate)	1983	Min-intervention	No/poor vehicular access within the site	Informal Public Access	Green Belt, Tree Preservation Order
<p>Most of 1c is formerly a field that was planted with native broadleaves in 1983, including ash, cherry and hazel. The southern strip of 1c predates the planting and is mature beech woodland. The semi-mature planted trees are now mixing well with recent natural regeneration of ash and other species, giving the woodland a more natural structure. The ground flora is generally poor, but with some bluebells present.</p>							

GLOSSARY

Ancient Woodland

Ancient woods are defined as those where there has been continuous woodland cover since at least 1600 AD. In Scotland ancient woods are defined strictly as sites shown as semi-natural woodland on the 'Roy' maps (a military survey carried out in 1750 AD, which is the best source of historical map evidence) and as woodland all subsequent maps. However, they have been combined with long-established woods of semi-natural origin (originating from between 1750 and 1860) into a single category of Ancient Semi-Natural Woodland to take account of uncertainties in their identification. Ancient woods include Ancient Semi-Natural Woodland and plantations on Ancient Woodland Sites (see below). May support many species that are only found in ancient woodland.

Ancient Semi - Natural Woodland

Stands in ancient woods defined as those consisting predominantly of native trees and shrubs that have not obviously been planted, which have arisen from natural regeneration or coppice regrowth.

Ancient Woodland Site

Stands in ancient woods that have been converted to plantations, of coniferous, broadleaved or mixed species, usually for timber production, including plantations of native species planted so closely together that any semi-natural elements of the understorey have been suppressed.

Beating Up

Replacing any newly planted trees that have died in the first few years after planting.

Broadleaf

A tree having broad leaves (such as oak) rather than needles found on conifers (such as Scots pine).

Canopy

The uppermost layer of vegetation in a woodland, or the upper foliage and branches of an individual tree.

Clearfell

Felling of all trees within a defined area.

Compartment

Permanent management division of a woodland, usually defined on site by permanent features such as roads. See Sub-compartments.

Conifer

A tree having needles, rather than broadleaves, and typically bearing cones.

Continuous Cover forestry

A term used for managing woods to ensure that there are groups or individual trees of different ages scattered over the whole wood and that some mature tree cover is always maintained. Management is by repeated thinning and no large areas are ever completely felled all at once.

Coppice

Trees which are cut back to ground levels at regular intervals (3-25 years).

Exotic (non-native) Species

Species originating from other countries (or other parts of the UK) that have been introduced by humans, deliberately or accidentally.

Field Layer

Layer of small, non-woody herbaceous plants such as bluebells.

Group Fell

The felling of a small group of trees, often to promote natural regeneration or allow planting.

Long Term Retention

Discrete groups of trees (or in some cases single trees) that are retained significantly past their economic felling age. Operations may still be carried out within them and thinning is often necessary to maintain stability.

Minimum Intervention

Areas where no operations (such as thinning) will take place other than to protect public safety or possibly to control invasive exotic species.

Mixed Woodland

Woodland made up of broadleaved and coniferous trees.

National vegetation classification (NVC)

A classification scheme that allows an area of vegetation to be assigned to the standardised type that best matches the combination of plant species that it contains. All woodlands in the UK can be described as being one of 18 main woodland types (W1 - W18), which principally reflect soil and climatic conditions. For example, Upland Oakwoods are type W11, and normally occur on well drained infertile soils in the cooler and wetter north and west of Britain. Each main type can be subdivided into numerous subtypes. Most real woods contain more than one type or sub-type and inevitably some woods are intermediate in character and can't be properly described by any sub type.

Native Species

Species that arrived in Britain without human assistance.

Natural Regeneration

Naturally grown trees from seeds falling from mature trees. Also regeneration from coppicing and suckering.

Origin & Provenance

The provenance of a tree or seed is the place where seed was collected to grow the tree or plant. The origin is the geographical location within the natural range of a species from where seeds/tree originally derives. Thus an acorn collected from a Turkey oak in Edinburgh would have an Edinburgh provenance and a southern European origin.

Re-Stocking

Re-planting an area of woodland, after it has been felled.

Shrub Layer

Formed by woody plants 1-10m tall.

Silviculture

The growing and care of trees in woodlands.

Stand

Trees of one type or species, grouped together within a woodland.

Sub-Compartment

Temporary management division of a compartment, which may change between management plan periods.

Thinning

The felling of a proportion of individual trees within a given area. The remaining trees grow to fill in the space created.

Tubex or Grow or Tuley Tubes

Tubes placed over newly planted trees or natural regeneration that promote growth and provide protection from animals such as rabbits and deer.

Weeding

The control of vegetation immediately around newly planted trees or natural regeneration to promote tree growth until they become established. Either by hand cutting or with carefully selected weed killers such as glyphosate.

Windblow/Windthrow

Trees or groups of trees blown over (usually uprooted) by strong winds and gales.