

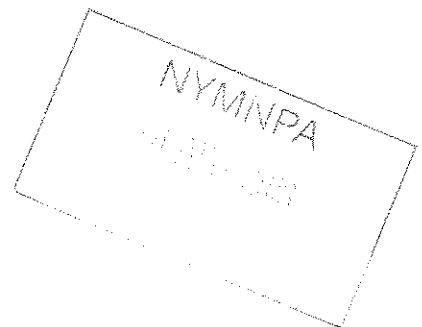
Woodland Management Plan

**Proposed development
comprising the provision of twelve
Camping Pods at the Falcon Inn
Whitby Road, Cloughton,
Scarborough**

**for
Mr Ray Owen**

**Prepared by
Messrs Lawson Harper in
association with
Architectural Design**

**December 2012
Updated July 2013**



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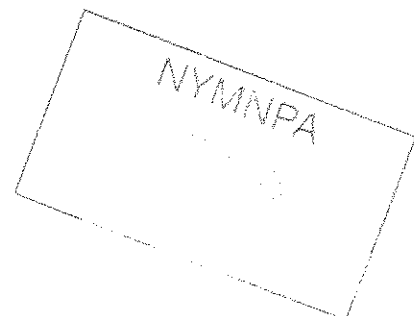
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INTRODUCTION

NYM/2012/0837/FL

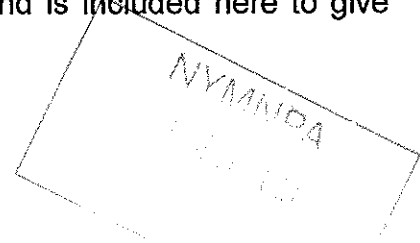
Reason For the Report

Lawson Harper have been engaged to survey, assess and monitor the woodland adjacent to the Falcon Inn since February 2005. This management plan details the works to be undertaken in developing the existing senile forestry plantation into a mixed woodland with associated recreational and holiday accommodation use.

Approval of application no NYM/2012/0837/FL for the erection of three no Camping Pods along with the associated access and landscaping works ancillary to the Falcon Inn was approved on 7th February 2013. A management plan was submitted with the application and forms part of that approval.

This report amends that management plan for the area described as Compartment 7; Trackway managed and planted to extend woodland in order to accommodate twelve camping Pods.

The remaining management plan remains unchanged and is included here to give the full picture of the management of the entire site.



Timing and Extent Survey

A report is based on initial visual and photographic survey was completed on 9th February 2005.

The survey was intended to gauge the scope of any subsequent assessment and management plan which may be needed to secure a long-term future for the site, prior to any consideration of change of use.

The initial assessment was extended to include a detailed Arboricultural Assessment completed in January 2010 detailing the location, species, approximate age, spread height and condition of each tree. The report identified any remedial work required and identified those trees which needed to be removed on arboricultural grounds.

This report was revised in November 2010 following works to remove the stumps and uprooted trees from the 2004 wind damage.

The survey did not include a detailed survey of ground flora. It was noted that the woodland had experienced significant natural regeneration in the intervening period and that management rather than replanting should be the basis of any restocking

Conclusion

The woodland was planted entirely for commercial use and was designed to be clear felled around the year 2000.

The new exposure to wind damage had resulted in the loss of most of the central portion of the site. Although now stable the plantation is no longer viable for timber production other than by clear felling the remaining perimeter specimens.

This plantation appears to have stabilised between 2005 and 2010 with no further losses to wind throw. The adjacent plantation has been restocked and is growing strongly providing some protection from wind.

Fallen trees and stumps have been removed and the site can now be considered safe for the reintroduction introduction of any access, including the proposed chalet development.

The rejuvenation of the woodland be through careful management of the natural recently with some minor introduction of climax species and hardwoods through seeding or targeted planting.

MANAGEMENT PLAN

SECTION ONE: Introduction

Name of Wood: Falcon Wood

Date of Plan Production: The Plan was produced by Lawson Harper in November 2011

Contract Name and Address: Owner Mr Ray Owen. Teydale Farm , Whitby Road, Harwood Dale, Scarborough, North Yorkshire. YO13 0DZ

SECTION TWO: Description

Woodland type: Coniferous Woodland, former forestry plantation predominantly of Scots Pine, Spruce with some ornamental Holly, Oak and Beach and Rowan planted at the periphery. There has been significant and rapid natural regeneration of Birch, Oak and Holly.

Status: There are no known designations relating to this woodland.

Legal Details: The woodland is in the ownership of Mr. Ray Owen and forms part of the Falcon Inn holding.

General Description: The plantation is typical of the forestry in the North York Moors area, promoted by forestry grants in the 1950s and 60s to encourage reforestation of uplands and moor lands. The plantation is around 40-50 years old. It lies adjacent to an extensive area of Forestry Commission plantations. The area e immediately to the north, was clear felled in 2003/4 has now been re-established as a mixed plantation. The clear felling resulted in extensive wind throw within the Falcon Wood.

From evidence of the existing distribution of trees on site and measured site survey (Appendix 1 Drawing No 1106-19 (Architectural Design), the Falcon Hotel plantation appears to have been planted on a 2m grid with a standard forestry mix of Scots Pine with around 10% larch. The mature trees are of a single age although there is some new under planting of pine within the last ten years, evidently to 'gap up' the existing stand.

There is some incursion of birch and holly at the site perimeters. The ground flora is sparse with only bracken and blackberry evident at time of survey. There are some grasses within areas of open canopy.

There are no defined woodland strata and the plantation is generally devoid of lower story or sub-canopy species.

It is evident that management has not been consistent over the production period; there is some thinning in the centre (either managed or through natural losses) but not at the perimeters. Where the trees have not been thinned, growth is etiolated - taller and thinner than would be expected with a properly managed plantation.

There is no evidence of ongoing forestry activity other than clearance of wind thrown and the replanting during the 90s. There appears to be no sporting use. The site perimeter is unfenced and there is a gateway from the Falcon Hotel car park. This and foot-worn trails in the plantation, suggest that informal public access has been established on the site.

The plantation does carry some useful timber in areas where managed or natural thinning has occurred; however the majority is weak, thin and of low commercial value.

The individual trees on cursory inspection appear to be healthy with few signs of needle drop, decay, die back or disease.

On inspection in 2005 there were a large number of mature trees, which had recently fallen. The falling pattern was uniform to the southeast and formed a clear line of damage extending from the north west to south east corner of the site.

Initial examination of the fallen trees indicated that both larch and pine are affected and that the trees were healthy at the time of falling. There was also some evidence of snapping of bowl at approximately 3m.

Examination of the root plate showed rooting to be extensive and interlinked. It was also extremely shallow – only 100-200mm. Clay loam adheres to the roots and a heavy clay sub-soil is evident at the root horizon. There is no penetration of roots into the sub soil.

As the trees are 40-50 years old and are apparently healthy, losses cannot be attributed to disease or senility. Sudden catastrophic failure coincided with high winds and the uniform direction of drop and the loss of mainly strong mature trees with heavy canopy indicate wind throw as the cause of the damage.

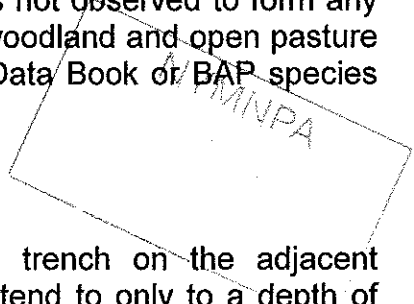
Habitat

The woodland lacks diversity and is much disturbed. It is not observed to form any significant habitat but does link with the wider mosaic of woodland and open pasture in the vicinity. There is no record of rare, notable, Red Data Book or BAP species being present.

Physical Aspects: (climate, soils, hydrology)

During the 2005 survey a newly excavated drainage trench on the adjacent plantation clearly showed the organic rich clay soil to extend to only to a depth of 100-200mm, below there is a distinct and abrupt change to heavy waterlogged mineral clay. There is no mixing of the soil horizons, which indicate the site was not ripped prior to planting.

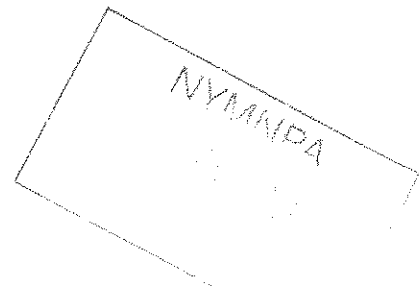
The woodland is located close to the east coast but occupies a relatively sheltered location protected by adjacent hills and forestry plantation. The extensive windthrow



in 2004 demonstrates that the site is subject to microclimate change resulting from forestry felling patterns. The wood is sufficiently elevated and distant from the sea not to be affected by salt spray.

Key Features:

The site is relatively flat, with a gentle even fall to the East. The woodland can be considered in distinct compartments;



Compartment 1; Unmanaged plantation

The section of the woodland to the north east of the hotel is typical of unmanaged forestry plantation. It is dense and dark with much brash at low level and virtually no under story of ground flora. Trees are tall and thin with some notable specimens towards the edges.

Compartment 2; Natural regeneration

The north of the site extending into the cleared central areas, which is more greatly affected by the seeding from adjacent plantations, shows significant regeneration; particularly birch.

Compartment 3; Ornamental woodland

The areas adjacent to the hotel contain some significant planted broadleaved ornamental trees with little under story, producing a distinct parkland quality.

Compartment 4; Dense woodland with under story

The southern boundary is notable for the high percentage of holly within the sub story. This appears to be originally planted but has established and spread. This forms a distinct visual barrier to the adjacent road although the tree species in this location are un-managed and are close together, tall and thin.

Compartment 5; General plantation

Over mature and generally etiolated trees with little understudy. There are a number of very fine mature pines scattered throughout the woodland.

Compartment 6; Area disturbed by clearance of fallen trees

The central area of the woodland crossing into compartments 1/3 and 5 containing general plantation and natural regeneration, with an access track way within the ornamental woodland. The area has been cleared of all vegetation and graded to remove vehicle tracks. The area is quickly developing first succession ground flora with birch and larch and oak seedlings.

The western and northern boundaries runs alongside a firebreak/extraction tracks which join the public right of way along the eastern boundary. These tracks separate the plantation from the surrounding Forestry Commission plantations.

There are no known archaeological features although the remnants of a small outbuilding relating to the hotel exist on the eastern boundary. This boundary also has significant wall which are distinct feature and separate the woodland from the car park. A series of open ditches have been introduced to aid drainage.

Compartment; Track way managed and planted to extend woodland

The eastern boundary has previously been cleared to a width of some 20m this incorporates the public right of way and access track to the north of the plantation.

It has significant regeneration in common with other areas of the woodland, however, this is cut and mowed to prevent encroachment.

Land Use:

The hotel has a distinct impact on the site, with areas of rubbish burning and grass clippings and garden waste associated with the hotel.

There are a number of foot worn informal paths throughout the woodland leading from the public right of way / fire breaks on the eastern and northern boundaries and from the hotel car park.

There is also evidence of children's play including an informal mountain bike track. Paddocks adjacent to the hotel, are occasionally used for caravans and this increases recreational use within the falcon wood.

There is no evidence of sporting use in the woodland although shotgun cartridges were found in the adjacent agricultural fields. As there is no organised shoot, this would appear to be walked-up shooting on an informal and irregular basis.

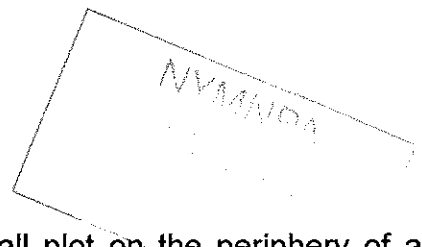
The land use immediately surrounding the woodland is a mosaic of permanent pasture and forestry with extensive managed plantation to the north and west. These are clear felled on rotation creating a diverse range of block of single age planting. The recent trend is for replacement with mixed woodland. A series of traditional small scale farmsteads, with small paddocks, lie to the east towards to the coast. Grasslands are mostly cropped for hay/silage within a management regime which includes grazing by sheep cattle and horses. The coastal/moor edge location gives rise to significant tourism activity and passive recreation across the whole area. The site is close to the main A171 Scarborough to Whitby road but served and bounded by local access roads.

There are no significant streams or waterways.

Evaluation:

Falcon Wood is of little significance. It forms a small plot on the periphery of an extensive plantation. It is in relatively poor condition and is of low quality both in terms of silviculture and nature conservation. There are no rare or unusual species present or any significant historical or archaeological features known. The woodland does have some value as the setting and in the provision of shelter for the Falcon Hotel. There are individual trees of landscape value within the stand, notable for their contribution to the general landscape rather than their individual quality. These are identified on drawing no 1016-19. The plantation is also used for informal recreation associated with the hotel and the public rights of way network.

The lack of management and damaged done in 2004 have resulted in a woodland largely cleared in the centre. The woodland originally planted for timber production, but abandoned, lacks much of the quality of diversity associated with mixed woodlands which are retained for landscape value. The size makes it uneconomic for forestry production through there is some residual value in the larger trees. The most appropriate commercial forestry solution would be to clear fell (with the possible exception of the hardwood species directly adjacent to the hotel) followed by replanting of a more suitable permanent mix.



The owners recognise the landscape and recreational potential of the woodland and aim to retain the plantation, preferring to manage a gradual change from timber production to mixed woodland, whilst introducing further recreational use associated with the Hotel.

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SECTION THREE: Management Aim

- Retain and diversify the woodland to enhance the landscape setting of the Hotel and increase access and recreational usage of the woodland.
- Ensure edge planting sufficient to protect the woodland from micro-climatic changes associated with management of adjacent plots.
- Introduce log chalets and camping style Pod accommodation into the existing woodland, avoiding felling wherever possible.
- Retain all notable trees.
- Remove trees which are in poor or dangerous condition.
- Define and manage plantation blocks to give long term viability to the plantation.
- Develop a mixed age structure.
- Increase diversity, screening/shelter and conservation potential.

SECTION FOUR: Management Objectives

To convert the forestry plantation to well structured mixed woodland with age and species diversity

- Protect notable trees.
- Clear trees identified as to be removed.
- Establish access track and footways.
- Provision of chalets and Camping Pods.
- Encourage, monitor and manage regeneration.
- Manage regeneration.
- Planted introductions.
- Extend the woodland edge into the eastern boundary trackway.

Compartment 1; Unmanaged plantation

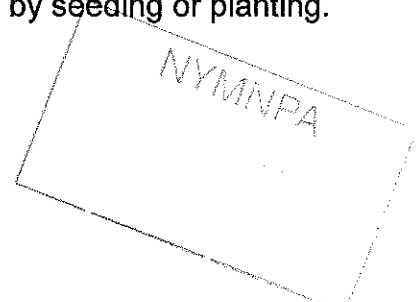
Primary Objectives

Introduce management to improve woodland health and structure
Improve woodland edge shrub layer to form screening and shelter.

- Make safe for general access, fell any trees identified as to be removed.
- Brash and thin.
- Selective felling to encourage regeneration.
- Introduction of broadleaved and sub story species by seeding or planting.
- Establish access track and footways.
- Construct chalets and Camping Pods.
- Planting /seeding of shrub species at edges.

Secondary Objectives

- Convert to mixed woodland.



- Keep access/fire track clear and open.
- Secure/mark boundaries.

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Compartment 2; Natural regeneration

Primary Objectives

Allow to develop into mixed woodland.

- Encourage and monitor regeneration.
- Selectively thin re-growth to allow space for selected trees to develop.
- Manage competitive species such as nettle and bramble by cutting.
- Control or protect young trees from pest species.
- Establish clearings where desired.

Secondary Objectives

- Keep access/fire track clear and open.
- Secure/mark boundaries.

Compartment 3; Ornamental woodland

Primary Objectives

Retain and manage to retain existing character.

- Clear building and garden waste.
- Replacement and replanting of individual trees.
- Fell any trees identified as to be removed.

Secondary Objectives

- Restore associated walls and structures.

Compartment 4; Dense woodland with under story

Primary Objectives

Encourage dense shrub layer to act as screen and shelter.

- Fell any trees identified as to be removed.
- Selective felling to encourage regeneration.
- Manage competitive species such as nettle and bramble by cutting.
- Secure / mark boundaries.

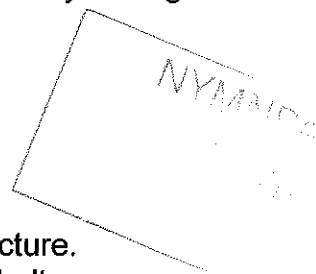
Compartment 5; General plantation

Primary Objectives

Introduce management to improve woodland health and structure.

Improve woodland edge shrub layer to form screening and shelter.

- Make safe for general access, fell any trees identified as to be removed.
- Brush and thin.
- Selective felling to encourage regeneration.
- Introduction of broadleaved and sub story species by seeding or planting.
- Planting /seeding of shrub species at edges.



Secondary Objectives

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- Convert to mixed woodland.
- Keep access/fire track clear and open.
- Secure/mark boundaries.

Compartment 6; Area disturbed by clearance of fallen trees

Allow to regenerate to form mixed woodland with clearings

Primary Objectives

Allow to develop into mixed woodland.

- Restore areas of compaction from vehicles.
- Encourage and monitor regeneration.
- Selectively thin re-growth to allow space for selected trees to develop.
- Manage competitive species such as nettle and bramble by cutting.
- Control or protect young trees from pest species.
- Cut clearings to encourage ground flora and monitor light levels.

Secondary Objectives

- Control recreational use and access.

Compartment 7; Trackway

Primary Objectives

Allow to develop into mixed woodland.

- Encourage and monitor regeneration.
- Selectively thin re-growth to allow space for selected trees to develop.
- Manage competitive species such as nettle and bramble by cutting.
- Control or protect young trees from pest species.
- Establish clearings where desired.
- introduce new planting where desired.

Secondary Objectives

- Keep access/fire track clear and open.
- Narrow track to form attractive safe walkway.
- Secure / mark boundaries.
- Improve woodland edge to provide additional screening to the development.

SECTION FIVE: Constraints

- Close proximity to the hotel.
- Ongoing recreational use of the site.
- Introduction of chalets and camping Pods and construction and use.
- Introduction of vehicular track.
- Compaction due to use of heavy machinery to clear site and during construction.
- Damage to trees by machinery.

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There are no way leaves, legal obligations or boundary.

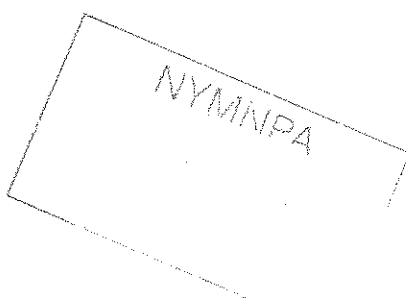
The management works will be undertaken by the owner directly or by short term contract, where additional expertise is required.

SECTION SIX: Prescriptions

See Excel Spreadsheet

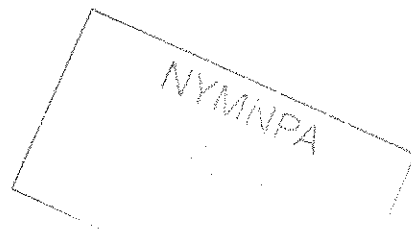
SECTION SEVEN: Plan Review

The plan will be reviewed after five years by the owner, with any necessary adjustments made in response to the development and use of the woodland.



SECTION EIGHT: Work Plan

Operation	Compartments	When	By
Clear building and garden waste	3	During site clearance	Owner
Make safe for general access, Fell any trees identified as to be removed	1, 3, 4, 5	Prior to construction	Owner/ Contractor
Brush and thin	1, 5	Prior to construction or felling operations	Owner/ Contractor
Restore areas of compaction from vehicles	6	After construction prior to planting	Owner/ Contractor
Planting /seeding of shrub species at edges	1, 5	years 1-3 After construction	Owner/ Contractor
Replacement and replanting of individual trees	3	Years 1-5	Owner/ Contractor
Cut clearings to encourage ground flora, monitor light levels	2, 6	Year 1-20 June and September	As required
Introduction of broadleaved and sub story species by seeding or planting	1, 5	As required to augment natural regeneration	Contractor
Encourage and monitor regeneration	2, 6	Years 1-5 from construction	Owner/ contractor
Selective felling to encourage regeneration	1, 4, 5	Rotation five year period	Contractor
Selectively thin re-growth to allow space for selected trees to develop	2, 6	Years 5-20	Owner/ Contractor
Keep access/fire track clear and open	1, 5	Ongoing	Owner, Adjacent landowner/ operator
Secure / mark boundaries	1, 2, 4, 5	Ongoing	Owner
Control or protect young trees from pest species	2, 6	Ongoing	Owner/ Contractor
Manage competitive species such as nettle and bramble by cutting	2, 4, 6	Ongoing	Owner/ Contractor
Control recreational use and access	6	Ongoing	Staff management
Restore associated walls and structures	3	When resources available	Owner/ Contractor



SECTION NINE: Maps

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Compartment Plan

SECTION TEN: Associated documents

Pre survey: Feb 2005

Woodland Survey: January 2010

Amendment to survey: November 2010

Lawson Harper

July 2013

