

Woodland and Conservation Management Plans for Ashridge Estate

Appendix 20: Woodland Management Plan, 2019

Woodland Management Plan

To be completed by the plan author:	
Woodland or Property name	Ashridge Estate
Woodland Management Plan case reference	551921
The landowner agrees this plan as a statement of intent for the woodland	Yes
Plan author name	Huw Lloyd BSc Hons

For FC Use only:				
Plan Period <i>(01/09/2018 – 31/08/2028)</i>	Approval Date:	24/09/2019	Approved until:	23/09/2029
Five Year Review Date	01st April 2024			

Revision No.	Date	Status (draft/final)	Reason for Revision

Template user support:

The functionality in this version of the management plan template has been downgraded to ensure compatibility with Word 2003. This document is not protected and as such rows can be added & deleted or copied and pasted from tables where needed.

UK Forestry Standard management planning criteria

Approval of this plan will be considered against the following UKFS criteria.
Prior to submission review your plan against the criteria using the check list below.

UKFS management plan criteria		Minimum approval requirements	Author check <input checked="" type="checkbox"/>
1	<p>Plan Objectives: Forest management plans should state the objectives of management and set out how an appropriate balance between social, economic, and environmental objectives will be achieved.</p>	<ul style="list-style-type: none"> Management plan objectives are stated. Consideration is given to environmental, economic and social objectives relevant to the vision for the woodland. 	Yes/No
2	<p>Forest context and important features in management strategy: Forest management plans should address the forest context and the forest potential and demonstrate how the relevant interests and issues have been considered and addressed.</p>	<p>Management intentions communicated in Sect. 6 of the management plan are in line with stated objective(s) Sect. 2.</p> <p>Management intentions should take account of:</p> <ul style="list-style-type: none"> Relevant features and issues identified within the woodland survey (Sect. 4) Any potential threats to and opportunities for the woodland, as identified under woodland protection (Sect. 5). Relevant comments received from stakeholder engagement and documented in Sect. 7. 	Yes/No
3	<p>Identification of designations within and surrounding the site: For designated areas, e.g. National Parks or SSSI, particular account should be taken of landscape and other sensitivities in the design of forests and forest infrastructure.</p>	<ul style="list-style-type: none"> Survey information (Sect. 4) identifies any designations that impact on woodland management. Management intentions (Sect. 6) have taken account of any designations. 	Yes/No
4	<p>Felling and restocking to improve forest structure and diversity: When planning felling and restocking, the design of existing forests should be re-assessed and any necessary changes made so that they meet UKFS requirements.</p> <p>Forests should be designed to achieve a diverse structure of habitat, species and ages of trees, appropriate to the scale and context. Forests characterised by a lack of diversity, due to extensive areas of even-aged trees, should be progressively restructured to achieve age class range.</p>	<ul style="list-style-type: none"> Felling and restocking proposals are consistent with UKFS design principles (for example scale and adjacency). Current diversity (structure, species, age structure) of the woodland has been identified through the survey (Sect. 4). Management intentions aim to improve / maintain current diversity (structure, species, and ages of trees). 	Yes/No
5	<p>Consultation: Consultation on forest management plans and proposals should be carried out according to forestry authority procedures and, where required, the Environmental Impact Assessment Regulations.</p>	<ul style="list-style-type: none"> Stakeholder engagement is in line with current FC guidance and recorded in Sect. 7. The minimum requirement is for statutory consultation to take place, and this will be carried out by the Forestry Commission. Plan authors undertake stakeholder engagement (ref FC Ops Note 35) relevant to the context and setting of the woodland. 	Yes/No
6	<p>Plan Update and Review: Management of the forest should conform to the plan, and the plan should be updated to ensure it is current and relevant.</p>	<ul style="list-style-type: none"> A 5 year review period is stated on the 1st page of the plan. Sect. 8 is completed with 1 indicator of success per management objective. 	Yes/No

Section 1: Property Details

Ashridge Estate			
Name	Emily Smith Countryside Manager Ashridge Estate	Owner: National Trust	Tenant N/A
Email	Emily.Smith1@nationaltrust.org.uk	Contact Number	01442 841800
Agent Name (if applicable): Justin Mumford			
Email	Justin.mumford@lgluk.com	Contact Number	01536 408840
County	Hertfordshire	Local Authority	Hertfordshire County Council and Dacorum Borough Council
Grid Reference	SP 97501 13387	Single Business Identifier	106327021
What is the total area of this woodland management plan? (In hectares)		956.69 ha	
You have included an Inventory and Plan of Operations with this woodland management plan?		Yes	
You have listed the maps associated with this woodland management plan?		Yes	
Do you intend to use the information within this woodland management plan and associated Inventory and Plan of Operations to apply for the following?		Felling Licence	Yes
		Thinning Licence	Yes
		Woodland Regeneration Grant	No
You declare that there is management control of the woodland detailed within the woodland management plan?		Yes	
You agree to make the woodland management plan publicly available?		Yes	

Section 2: Vision and Objectives

2.1 Vision

Describe your long term vision for the woodland(s). (*Suggest 300 words max*)

The long term vision of the woodland management is to provide a biodiverse, species rich and mixed aged woodland environment which maintains the unique character and historic culture of the Estate and provides timber income to fund management and open public access.

In order to achieve the vision there are several key objectives as stated below.

2.2 Management Objectives

No.	Objectives (include environmental, economic and social considerations)
1	<p data-bbox="240 1043 967 1077">Biodiversity and Conservation Management</p> <ul data-bbox="288 1122 1453 2040" style="list-style-type: none"> <li data-bbox="288 1122 1453 1279">• To undertake active management by thinning, coppicing and felling to ensure a diverse and resilient woodland structure with a wide range of habitat niches from ground flora to understorey, coppice, sub-storey and high canopy; <li data-bbox="288 1290 1453 1402">• To undertake deer and squirrel control to reduce their populations to a level at which damage caused is sustainable and natural regeneration can occur; <li data-bbox="288 1413 1453 1525">• To undertake ride management to create a graduated woodland edge, woodland glades and species rich ride habitats whilst acting as a means to reduce fire risk across the Estate; <li data-bbox="288 1536 1453 1693">• To manage sympathetically the veteran trees across the Estate in line with the existing Estate Veteran Tree Management policy whilst also undertaking veteranisation on selected suitable trees and identifying the next generation of veteran trees; <li data-bbox="288 1704 1453 1771">• To maintain sufficient aerial and fallen dead and decaying wood habitats to ensure the sustainability and resilience of associated species; <li data-bbox="288 1783 1453 1850">• To continue the reversion of Plantation on Ancient Woodland Sites (PAWS) to native species woodland; <li data-bbox="288 1861 1453 1928">• To remove potential threats to the ecological value of the woodland such as those from exotic species; and <li data-bbox="288 1939 1453 2040">• To manage woodland in line with the requirements set out in the respective Site of Special Scientific Interest (SSSI) favourable condition tables and SAC conservation objectives (Appendix 4) in order to achieve

No.	Objectives (include environmental, economic and social considerations)
	<p>favourable condition of the woodland SAC and SSSI.</p> <ul style="list-style-type: none"> • To create and manage open areas, glades and rides on the former woodpasture of the commons with the view to facilitating woodland grazing areas in the long term.
2	<p>Landscape Value & Public Access</p> <ul style="list-style-type: none"> • To restore the historic character of different areas of the Estate, as recognised in the designations as ancient woodland, wooded common and historic parkland through appropriate management (ref: Ashridge Park Conservation Management Plan and Central Area Conservation Management Plan); • To maintain the integrity of the woodlands in the local landscape through the principals of continuous cover forestry so as to sustain a perpetual physical feature of mature woodland; • To utilise both external long term retention fringes and sensitive thinning management to ensure continuity of presence whilst aiming for a range of age classes within the canopy and also phasing thinning and harvesting operations throughout the plan period to minimise visual impact; • To actively promote diversity of species, structure and age class distribution across the compartments to reduce the risks of woodland loss through, for example, wind throw, pests and diseases or fire; • Identify and manage compartments with ash to remove or mitigate trees with <i>Hymenoscyphus fraxineus</i> and implement phased species restructuring of Ash dominated compartments; • Improve existing access tracks to allow better public access including where possible disabled access whilst providing improved access for woodland management; • Educate the public about woodland management, ecology, pest control, diseases and local archaeology; and • Undertake sympathetic woodland management around all Scheduled Ancient Monuments (SAMs) and other archaeological features.
3	<p>Economic & Timber Management</p> <ul style="list-style-type: none"> • Realise timber value where compatible with nature conservation objectives; • To continue active management in all crop types (outside of minimal intervention areas) in order to release timber into the most appropriate markets to help financially support the delivery of biodiversity and landscape objectives; • To source grant funding from the Forestry Commission/Natural England under the new Countryside Stewardship Scheme for protection and improvement of woodland assets; • To utilise harvested timber in-house for the Estate's biomass boiler and Estate fencing requirements;

No.	Objectives (include environmental, economic and social considerations)
	<ul style="list-style-type: none"><li data-bbox="288 259 1374 376">• Restructure the Ash dominated compartments to mitigate against the impact of <i>Hymenoscyphus fraxineus</i>; restocking with mixed broadleaf species;<li data-bbox="288 383 1417 456">• Increase species diversity across the Estate to provide resilience against future climatic changes and pests and disease; and<li data-bbox="288 463 1430 535">• Improve the internal access infrastructure for the extraction and stacking of timber products.

DRAFT

Section 3: Plan Review – Achievements

Objectives	Achievement

Section 4: Woodland Survey

4.1 Description

Overview

The Ashridge Estate lies within the Chilterns Area of Outstanding Natural Beauty (AONB) predominantly in Hertfordshire and the district of Dacorum but extends into Buckinghamshire and Aylesbury Vale. It lies immediately north of the town of Berkhamstead.

The Estate lies on the Chilterns escarpment that peaks at an altitude of 249m above sea level (ASL) at Crawley Wood towards the northern end of the Estate. The woodland forms a prominent broadleaf feature within the landscape particularly to the west due to the height and aspect of the escarpment.

The Ashridge Estate extends to 2014ha of which 947ha is woodland representing around 50% of the Estate. For comparison, England's woodland coverage extends to 10% of the land area. Much of the woodland lies within the Ashridge Commons and Woods Site of Special Scientific Interest (SSSI) (626.41ha), which also form a part of the Chilterns Beechwoods Special Area of Conservation (SAC). Areas of the woodland also fall within the Ivinghoe Hills SSSI (210.42ha) and Albury Nowers SSSI (19.79ha). Most of the woodland that falls outside the SSSI boundaries is ancient semi-natural woodland or plantations on ancient woodland sites.

The Ashridge Commons and Woods SSSI is notified due to its breeding bird assemblage (dependent on high levels of habitat and woodland structural diversity), lowland beech and yew woodland, and dry acid grassland. The Chilterns Beechwoods SAC is notified primarily for its beech dominated woodland represented by stands of NVC W12 and W14. The woodlands of the Ivinghoe Hills SSSI are predominantly beech and ash on calcareous soils with areas of secondary woodland and scrub. A small area of the Albury Nowers SSSI falls within this plan, designated for its beech woodland on calcareous soils. Full citations and favourable condition tables are included in **Appendix 4**.

Past Management

Ashridge Estate was created as a monastery by Edmund, Earl of Cornwall in 1283, before being bought in 1604 by Thomas Egerton and passing (through inheritance) to the Brownlow family in the 19th Century. The original Medieval deer park associated

with the monastery underwent several phases of expansion and ornamentation over the centuries. In the 18th Century Capability Brown worked on the parkland, creating the Golden Valley on the eastern side of the Estate. The Estate was acquired by the National Trust in 1925.

Parts of the woodland within this plan (150ha) are listed under Historic England's Register of Parks and Gardens as grade II* Parkland (Ashridge Park). The Parkland woodlands are of varying character including woody park, high forest (also designated as ancient woodland), and ornamental woodland. Two conservation management plans describe the design, woodland characteristics and detailed restoration work required within the Park (the Ashridge Park Conservation Management Plan and the Central Area Conservation Management Plan). These documents are to be consulted by in-house staff in combination with this plan but are not appended here due to their length.

Human settlements and management are evident throughout the woodland, which contains 9 SAMs, some dating back to the Bronze Age. More recent (early 20th Century) historic management is evident within the remnant wood pasture common land which has subsequently grown into semi mature successional broadleaved woodland due to the lack of grazing. Conifer plantations were created on the Estate through the mid-20th Century but more recent management strategies have targeted removal of such plantations and reversion back to native broadleaf woodland.

Current forest operations and management is conducted by the in-house National Trust forest rangers.

External Access

The external access to the majority of the Estate woodland is via public road. Some isolated blocks are accessed over tenanted farm tracks.

Internal Access

The woodland contains a varied network of unsurfaced rides that provide access to most compartments whilst ground conditions permit. There are several hardstanding tracks throughout this network however, some are in need of repair. There are no designated stacking areas although areas on or adjacent to car parks have been used previously.

Many of the rides on the Estate are bordered by mature trees and have lost the diverse herbaceous ride habitat, becoming shaded in places. This has reduced vehicular access for larger machinery.

Boundaries

The boundaries vary across the Estate from natural woodland edge to hedgerows. The overall Estate boundary is marked on the Estate Map, Appendix 1.

Topography

The topography of the woodland varies across the Estate, ranging from relatively flat common ground down the central belt which falls away to steep ground along the western and southern boundary. There are some gently undulating valleys on the

eastern half of the Estate including Golden Valley.

Soil

The soils are shown on the Soilscales map in Appendix 1 and include:

- Soilscape 8, Slightly acid loamy and clayey soils with impeded drainage
- Soilscape 7, Freely draining slightly acid but base-rich soils
- Soilscape 3, Shallow lime-rich soils over chalk or limestone

Climate

The nearest Met Office climate station to Ashridge provides an annual average rainfall of 814.7mm compared to the national average of 1154mm (1981 – 2010 data).

Windthrow Hazard Classification

Thinning and felling operations are not severely restricted by windthrow risk.

Woodland Type, Species & Structure

The Estate woodland is predominantly mixed broadleaf with some mixed broadleaf and conifer plantations. A large area of the woodland is of un-even age with 298.6 ha classified as Ancient Semi Natural Woodland (ASNW).

A diverse range of native species is present across the Estate however, the dominant broadleaf species in the woodland together with an estimate of the composition across the Estate are Oak (*Quercus robur*) 20%, Common Beech (*Fagus sylvatica*) 20%, Ash (*Fraxinus excelsior*) 10%, Birch (*Betula pendula*) 10%, Sycamore (*Acer pseudoplatanus*) 10% and Sweet Chestnut (*Castanea sativa*) 5%. The dominant conifer species include European Larch (*Larix decidua*) 10% and Scots Pine (*Pinus sylvestris*) 5%.

Previous management plans and maps have divided the Estate into numerous compartments and, for the purpose of continuity, the compartment numbering from the historic plans has been adopted in this plan. There are 110 numbered compartments with a further 55 sub compartments. All compartments are listed in the Woodland Inventory and Plan of Operations, **Appendix 3**, which provide a breakdown of species and physical features.

4.2 Information

Please see the following supporting information:

- Constraints and Designations Map, reference 18-0023 and 18-0188, Appendix 1
- Woodland Inventory and Plan of Operations, reference 17-3203, Appendix 3
- National Biodiversity Network searches, Appendix 2

Feature	Within Woodland(s)	Cpts	Adjacent to Woodland(s)	Map No
Biodiversity - Designations				
Site of Special Scientific Interest	Yes		Yes	18-0188
Special Area of Conservation	Yes		Yes	18-0188
Tree Preservation Order	No		Yes	18-0023
Conservation Area	No		Yes	18-0023
Special Protection Area	No		No	
Ramsar Site	No		No	
National Nature Reserve	No		No	
Local Nature Reserve	No		No	
Other (please Specify):	Yes/No		Yes/No	
Notes				

Feature	Within Woodland(s)	Cpts	Map No	Notes
Biodiversity - European Protected Species				
Bat	Species (if known)	Yes		Expected to be situated in all woodland
Dormouse		No		
Great Crested Newt		Yes	8, 11, 69a, 94.	NBN search data displayed in Appendix 2
Otter		No		
Sand Lizard		No		
Smooth Snake		No		
Natterjack Toad		No		
Biodiversity - Priority Species				
Schedule 1 Birds	Species:	Yes		44 in total listed in Appendix 2
Mammals (Red Squirrel, Water Vole, Pine Marten etc)		Yes		NBN search data displayed in Appendix 2
Reptiles (grass snake, adder, common lizard etc)		Yes		NBN search data displayed in Appendix 2
Plants		Yes		NBN search data displayed in Appendix 2

Fungi/Lichens	Yes			Appendix 2
Invertebrates (butterflies, moths, beetles etc)	Yes			Appendix 2
Amphibians (pool frog, common toad)	Yes			NBN search data displayed in Appendix 2
Other (please Specify):	Yes/No			
Historic Environment				
Scheduled Monuments	Yes		18-0188	Identified on the Constrains and Hazards map, Appendix 1 and Listed in Appendix 4.
Unscheduled Monuments	Yes			
Registered Parks and Gardens	Yes		18-0188	Appendix 1
Boundaries and Veteran Trees	Yes		18-0023	Appendix 1
Listed Buildings	Yes		18-0188	Appendix 1
Other (please Specify):				
Landscape				
National Character Area (please Specify):				
National Park	No			
Area of Outstanding Natural Beauty	Yes		18-0188	Chiltern AONB, Appendix 1
Other (please Specify):				
People				
CROW Access	Yes			
Public Rights of Way (any)	Yes		18-0023	Appendix 1
Other Access Provision	Yes			Permissive network of paths.
Public Involvement	Yes			Volunteers and visitors
Visitor Information	Yes			Visitor centre and number information points located throughout woodland
Public Recreation Facilities	Yes			Car parks and WC
Provision of Learning Opportunities	Yes			
Anti-social Behaviour	Yes			Vandalism and fly tipping
Other (please Specify):				
Water				

Watercourses	Yes			
Lakes	No			
Ponds	Yes			
Other (please Specify):				

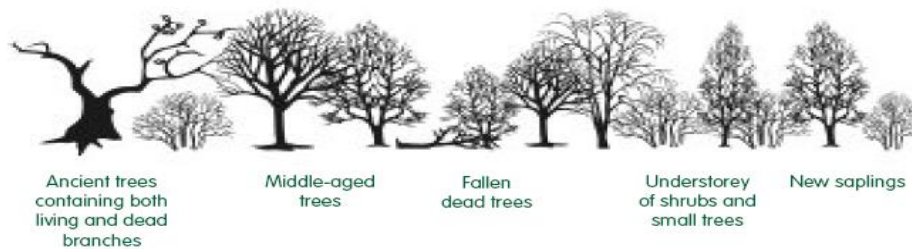
4.3 Habitat Types

Feature	Within Woodland	Cpts	Map No	Notes
Woodland Habitat Types				
Ancient Semi-Natural Woodland	Yes		18-0023	Appendix 1
Planted Ancient Woodland Site (PAWS)	Yes		18-0023	Appendix 1
Semi-natural features in PAWS	Yes			
Lowland beech and yew woodland	Yes			
Lowland mixed deciduous woodland	Yes			
Upland mixed ash woods	No			
Upland Oakwood	No			
Wet woodland	No			
Wood-pasture and parkland	Yes			
Other (please Specify):				
Non Woodland Habitat Types				
Blanket bog	No			
Fenland	No			
Lowland calcareous grassland	Yes			
Lowland dry acid grassland	Yes			
Lowland heath land	Yes			
Lowland meadows	No			
Lowland raised bog	No			
Rush pasture	No			
Reed bed	No			
Wood pasture	Yes			
Upland hay meadows	No			
Upland heath land	No			
Unimproved grassland	No			
Peat lands	No			
Wetland habitats	No			
Other (please Specify):				

4.4 Structure

Woodland Type (Broadleaf, Conifer, Coppice, Intimate Mix)	Approximate Percentage of Mgt Plan Area	Age Structure (even/uneven)	Notes (i.e. understory or natural regeneration present)
Broadleaf	65%	Uneven	Mature/semi mature mixed broadleaf woodland.
Broadleaf	15%	Even	Mature/semi mature mixed broadleaf woodland.
Broadleaf coppice	5%	Even	Remnant and recent coppice management.
Mixed broadleaf & conifer	10%	Even	Conifer planted as nurse crop to broadleaf species.
Conifer	5%	Even	Originally planted as nurse crop for broadleaf species but have subsequently shaded out broadleaf due to a lack of thinning interventions.

Uneven-aged woodland – many wildlife habitats because of high diversity



Even-aged woodland – tidy but of low diversity



Section 5: Woodland Protection

5.1 Risk Matrix

The matrix below provides a system for scoring risk. The matrix also indicates the advised level of action to take to help manage the threat.

Impact	High	Plan for Action	Action	Action
	Medium	Monitor	Plan for Action	Action
	Low	Monitor	Monitor	Plan for Action
		Low	Medium	High
Likelihood of Presence				

5.2 Plant Health

Threat	Ash Dieback <i>Hymenoscyphus fraxineus</i>
Likelihood of presence (high/medium/low)	High (observed during surveying)
Impact (high/medium/low)	High
Response (inc protection measures)	<p>Phased restructuring of woodland to focus on Ash dominated compartments. Group fells and restocking to reduce impact of disease and increase species diversity within the woodland;</p> <p>More active management targeting undermanaged compartments to improve stand environment e.g. increase air flow to reduce temperature/humidity levels conducive to sporulation;</p> <p>Group fells of diseased trees to let more light into stand in a controlled fashion;</p> <p>Refer to industry management guidance on this disease pathogen and apply recommendations where practicable to try and minimise the incidence of infection and spread;</p> <p>Favour removal of Ash at thinning interventions (especially a proportion of those considered to have reached maturity) and promote young, healthy vigorous stems;</p> <p>Include alternative native broadleaf species to lower risk of woodland de-generation at point</p>

	of restocking. Multi-species solutions promise longevity, diversity and create further commercial and ecological opportunities; Practice biosecurity procedures as guided by Forestry Commission; and regular monitoring of stands especially during growing season for signs of infection.
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Threat	Acute Oak Decline (AOD)
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	High
Response (inc protection measures)	Record all sightings with GPS and photographic record; Remove 90% of infected trees following sustained decline over two years, retain 10% as deadwood habitat; More active management targeted at undermanaged compartments to improve stand environments; Consider using other alternative native broadleaf species in addition to Oak; Practice biosecurity procedures as guided by Forestry Commission; and Regular monitoring of stands especially during growing season for signs of infection.

Threat	<i>Phytophthora ramorum</i> in larch.
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Aim to harvest all mature Larch over duration of the management plan.

Threat	Oak Processionary Moth
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Pheromone trapping has been carried out at other sites locally and has caught a small number of moths but not enough to warrant searching for nests at this time. Pheromone trapping will now be undertaken on site. If a nest was to be found then we would adopt

	NT policy and adopt a risk based and proportionate response which balances human safety with wildlife conservation considerations. We would be unlikely to undertake active spray control as this is not specific to OPM and would harm non-target lepidoptera species.
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5.3 [Deer](#)

Species - Likelihood of presence (high/medium/low)	High – Fallow and Muntjac
Impact (high/medium/low)	High
Response (inc protection measures)	Continue to reduce the deer population to a level where damage is minimal and allows the revival of the woodland and natural regeneration to occur.

5.4 [Grey Squirrels](#)

Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	High
Response (inc protection measures)	Undertake damage surveys across woodlands to measure extent of damage. Undertake feasibility study of the most appropriate form of method control taking into account the volume of visitors to the estate. Specify the detail and methods of control for implementation. Undertake the most suitable and effective method of control to reduce the population to levels at which tree damage become acceptable.

5.5 Livestock and Other Mammals

Threat	Edible dormouse <i>Glis glis</i>
Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	Medium

Response (inc protection measures)	Continually monitor for signs of presence including damage to trees. If found introduce a control program where feasible.
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Threat	Livestock – dependant on common land
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Livestock fencing to be erected if common land grazing is adopted.

5.6 Water and Soil

Threat	Soil erosion
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Sympathetic planning and management of all forest operations which must be UK Forestry Standard compliant. <ul style="list-style-type: none"> • Undertake work during dry ground conditions; • Restrict extraction to designated routes; • Use brash mats where appropriate; and • Improve internal access within woodland to aid timber extraction.
Threat	Soil/water pollution
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	High
Response (inc protection measures)	All forestry workers to carry spillage kits at all times; Only use competent contractors; and Undertake refuelling at designated point.

5.7 Environmental

Threat	Wind
Likelihood of presence	Medium

(high/medium/low)	
Impact (high/medium/low)	Medium
Response (inc protection measures)	<p>Sympathetic management to reduce exposure of compartments to wind throw. This will be achieved through woodland restructuring and delicate (mindful) thinning or felling operations. This will include:</p> <ul style="list-style-type: none"> • Maintain wind-firm edge through less intense thinning on boundary trees; • Regeneration felling groups to be located off leeward edge so as to maintain stability; and • Undertake light and incremental thinning in unmanaged areas.
Threat	Fire
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	High
Response (inc protection measures)	Creation of wider rides up to 16m with clear management strategy to separate larger parcels of woodland.
Threat	Invasive Species – laurel and rhododendron.
Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	Medium
Response (inc protection measures)	Implement management prescriptions listed within the Chilterns Ancient Woodland: Assessment Report for the Ashridge Estate attached as Appendix 6.

5.8 Social

Threat	Anti-social behaviour
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Deterrent signs to be placed in areas subject to vandalism / fly-tipping; timber and barriers positioned to prevent entry by off-road vehicles.

5.9 Economic

Threat	Difficult / delicate felling sites.
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Prioritise high value crops for more accessible compartments; Improve access infrastructure; and schedule work programme to coincide with felling more productive compartments to even out cost/income generation.

5.10 [Climate Change](#) Resilience

Threat	Lack of Species Diversity
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Increase species diversity across the woodland Estate, utilising the Ecological Site Classification tool.

Section 6: Management Strategy

RESTRUCTURING

To achieve the objectives stated in Section 2.2 above, the programme of woodland restructuring will need to continue over the next 20-30 years in order to ensure that the woodland, which is reaching economic and biological maturity, is regenerated gradually to minimise landscape impact.

The result of such restructuring will diversify the age class and species structure which has become homogenised through lack of management. The rich and varied breeding bird community for which the Ashridge Commons and Woods SSSI is notified is dependent on 'varied woodland stand types, an extensive range of trees giving structural variety and the diversity of shrub and plant communities'.

MANAGEMENT TECHNIQUES

The variety of management techniques currently being used on the Estate will be continued in order to meet the objectives going forward. This will be developed further to include more continuous cover forestry systems, in particular where a good seed source, parent crop and a receptive seed bed allow for the next generation of trees to be brought on.

A variety of continuous cover techniques will be required, from single tree selection to promote the shelter wood system to group felling/felling of small areas (no more than 0.5ha). It is thought that this form of management will only be appropriate for broadleaf blocks and will need to be monitored in line with the threat of deer.

Continuous cover techniques will not be suitable where it is not intended to perpetuate the existing standing crop type or where conditions will not allow for regeneration to become established i.e. where there is no suitable parent crop seed source or high deer grazing and browsing. In these areas, a system of clear felling and replanting will be considered once crops have been thinned out to a final spacing.

GENERAL PRINCIPLES: Silvicultural Practice

Thinning

A programme of frequent, selective thinning will be implemented across the Estate in order to promote the development of specimen trees, while minimising the risk of windthrow from opening up the canopy suddenly.

Thinning will be undertaken on a cycle of five or 10 years (this would total approximately 80 ha requiring thinning on an annual basis). Thinning will concentrate on the removal of suppressed or deteriorating trees and will favour the retention of well-rooted, dominant trees with deep crowns and tapered stems.

Thinning will look to increase the light levels reaching the forest floor and as a result increase the sub and understorey to provide improved habitat for roosting and nesting birds. It will aim to remove diseased trees as a priority.

Thinning intensity will vary between stands but will aim to open approximately 30% of the canopy to allow light into the woodland and promote regeneration. This intensity may increase to 40% for some compartments.

This will be the main silvicultural tool in the short to medium term for most woodland. It is proposed that thinning in broadleaf compartments is undertaken through motor manual chainsaw and specialist harvesting machines will be utilised in conifer plantations.

Group felling and replanting

Group felling will be undertaken to create gaps for replanting or open up over regeneration. Small groups of trees will be felled across the Estate, concentrating on areas where an existing weakness in the canopy exists or where trees have reached the end of their useful life expectancy. Groups will also be formed in order to replant species such as Oak (*Quercus sp*) which do not naturally regenerate prolifically, so as to diversify the species structure.

The size of the coupe will be determined by the shade tolerance of the planned successor species, for example light demanding species such as Oak and Hazel (*Corylus sp*) would require minimum coupe sizes of 2-3 times the height of surrounding trees.

Woodland with a high percentage of Ash will be selectively group felled to restructure species composition. This will be targeted on diseased and dying trees in order to maximise the chances of the survival of resistant trees. A quantity of deadwood will be retained. The compartments that may be significantly affected by *Hymenoscyphus fraxineus* are outlined in the Ash compartment map within **Appendix 1**. Table 1 outlines the species that will be selected for replanting in group fells.

Group fells will also be adopted to create openings and woodland glades in order to return the woodland pasture areas to a more open canopy.

Clear felling and replanting

Although it is intended to manage the majority of woodland on a continuous cover basis, the intention is to remove conifers and reinstate broadleaved woodland as a priority. Some of the conifer blocks where the current crop is economically mature or poor quality will require clear felling at the next intervention. Likewise, after the next thinning operation some of the conifer stands will reach maturity within the next 10 years and require clear felling. Some conifers will be retained as habitat for firecrest.

A succession of group felling interventions will be used in some conifer compartments in order to maintain shade and humidity whilst restocking is carried out beneath the existing tree cover.

Clear fell operations will be managed delicately with regard to recent and proposed interventions in adjacent compartments and veteran trees. Table 1 below outlines the species that will be selected for replanting on clear fell sites. Sycamore will not be planted, although it is likely to naturally regenerate. It will not be allowed to become established in compartments where it is not already present.

Clear fell will also be utilised in the wooded pasture common land areas to create new open areas, glades and rides.

Table 1: Proposed Replanting Species

Major Tree Species	Minor tree species	Woody Shrub Species
English Oak	Aspen	Hazel
Sweet Chestnut	Rowan	Hawthorn
Wild Cherry	Crab Apple	Blackthorn
Hornbeam	Wych Elm	Holly
Wild Service Tree		Sallow
Silver Birch		Guelder rose
Small Leaved Lime		Wild privet
Beech		Spindle
		Wayfaring tree

Coppicing

A small number of compartments on the Estate are currently actively managed in a coppice rotation. However, coppice management will be re-introduced in some of the compartments where historic coppice management is evident or known to have taken place historically. The length of rotation will vary depending on the coppice species

however, protection of recently coppiced stools (1–5 years post coppicing) will be required in order for the crop to regenerate.

VETERAN TREES

Veteran trees and saproxylic invertebrates are important features of the woodland and the retention of deadwood and decaying trees is a vital part of the management process. Halo thinning of ancient and veteran trees is a priority, as is the identification and retention of the next generation of veteran trees.

With formerly open grown veteran trees the intention is to gradually increase light levels to a point where the sun is able to reach the trunk to promote lower crown growth and to benefit saproxylic invertebrates. Future veterans of open grown form will also be identified. The current ancient and veteran tree management plan is appended in **Appendix 6** and a more detailed prioritisation plan is currently out to tender.

RIDES, GLADES AND OPEN SPACE

Ancient woodland compartments will be managed as high forest with areas of coppice according to historic management practices. Rides will be widened to create a graduated woodland edge with the herbaceous and shrub zones managed rotationally.

On the wooded commons additional scallops and glades of up to 0.5ha will be created to increase open space habitats and restore wood pasture features. Dynamic successional habitats will be promoted that reflect the ecological value and informal historic layout of the commons. Specimen trees planted as part of the 18th and 19th century designed landscape will be retained and haloed.

Reinstatement of historic Parkland rides and views will take place according to the Ashridge Park Conservation Management Plan and Central Area Conservation Management Plan, the priority works to be undertaken on Princes Riding, Old Copse Drive and the two goosefeet.

Surfaced routes are required in order to provide access for machinery to carry out essential management works. No new rides are to be created - all surfacing work and ride widening work will be undertaken on existing rides. The site is subject to substantial foot pressure from visitors and the ride improvement works will help to provide attractive routes for visitors and alleviate some of the current damage being caused to trees, ground flora and archaeological features.

INVENTORY AND PLAN OF OPERATIONS

The Inventory and Plan of Operations spreadsheet in **Appendix 3**, lists the compartments which require thinning, group fells (or regeneration fells) and clear fells together with the restock species (felling and restock sheet). It also lists the year in which the operation should take place (work programme sheet). For the purpose of this management plan, these are viewed as target years and the allocation of Year 1 to an operation/intervention should be interpreted as Priority 1, Year 2 as Priority 2 and so on.

For some compartments, such as where halo thinning operations are a priority, repeated small scale interventions may be necessary. Individual veteran trees have their own management prescriptions and yearly work plans.

It is the intention that contractors will be utilised where there are appropriately large scale works such as blocks of conifer removal or ride widening, and the in-house Estate forestry staff will undertake more detailed work such as halo thinning and group felling operations.

Management Objective / Feature	Management Intention
Biodiversity and Conservation Management	
<p>To undertake active management by thinning, coppicing and felling to ensure a diverse and resilient woodland structure with a wide range of habitat niches from ground flora to understorey, coppice, sub-storey and high canopy.</p>	<ul style="list-style-type: none"> • Conduct a widespread thinning programme to create a mixed structure, uneven aged and species diverse woodland; • Conduct regeneration group fells with under planting of mixed broadleaves to create mixed structure, uneven aged and species diverse woodland; and • Re-introduce coppice rotations to suitable remnant coppice stands and continue coppice management on existing coppice stands.
<p>To undertake deer and squirrel control to reduce their populations to a level at which damage caused is sustainable and whereby natural regeneration can occur.</p>	<ul style="list-style-type: none"> • Conduct annual Fallow and Muntjac culls as set out within the existing deer management plan and which follow industry best practice; • Develop a strategy for grey squirrel control and identify priority areas for protection of veteran trees (including potential future veteran trees); • Establish a grey squirrel control group to conduct a widespread cull across the woodland Estate following industry best practice; and • Utilise new trapping and control technologies where/when suitable.
<p>To undertake ride management to create a graduated woodland edge, woodland glades & species rich ride habitats whilst acting as a means to reduce fire risk across the Estate.</p>	<ul style="list-style-type: none"> • Undertake a structured and regular ride management programme on the rides specified in map 18-0411, Appendix 1; • Programme will involve widening of the ride edge habitat through rotational felling, coppicing, flailing and mowing; • Target ride total width of 12–16 m (6-8m from the centre); and • Mixed grass sward will be encouraged within the central strip which, once developed, will be mowed annually in late summer.

<p>To manage the Veteran trees sympathetically across the Estate in line with the existing Estate Veteran Tree Management policy whilst also undertaking veteranisation on selected suitable trees and identifying the next generation of veteran trees.</p>	<ul style="list-style-type: none"> • Conduct halo thinning on veteran trees which have developed on wooded common land; • Reduce veteran trees where necessary to stabilise and prolong longevity; • Target veteranisation for those trees which have little timber value but which possess potential for longevity; and • Identify specific single trees or groups of trees within each compartment which will be retained as potential future veteran trees.
<p>To maintain sufficient aerial and fallen dead and decaying wood habitats to ensure the sustainability and resilience of associated species.</p>	<ul style="list-style-type: none"> • Retain at least 40 m³ / ha of deadwood over 20cm in diameter, including standing and fallen material in both sunny and shady conditions; • Retain large volume fallen deadwood whole where possible; • Clear brash to prevent smothering of woodland ground flora; • Create timber stacking areas away from known saproxylic hotspots to improve habitat continuity.
<p>To start the reversion of PAWS to native species woodland.</p>	<ul style="list-style-type: none"> • Conduct thinning or felling operations on all conifer plantations in order to realise their value. Each compartment will allow broadleaf species to progress to maturity or restock with mixed broadleaf species.
<p>To remove potential threats to ecological value such as those from exotic species where these are genuinely invading and to balance this work against the important landscape objectives;</p>	<ul style="list-style-type: none"> • Continually monitor for the presence and status of invasive alien species and target removal/control when necessary; • Remove laurel and rhododendron where compatible with Central Area Conservation Management Plan; • Manage laurel lawns in the pleasure grounds (cpt 75) to prevent spread.
<p>To manage the woodland in line with the requirements set out in the respective Site of Special Scientific Interest (SSSI) favourable condition tables and SAC conservation objectives (Appendix 4) in order to achieve favourable condition of the woodland SAC and SSSI.</p>	<ul style="list-style-type: none"> • Maintain or improve the condition of all SSSI woodland to 'favourable' status. • Ensure all Operations Likely to Damage (OLDs) are conducted with adequate permissions and cause minimal damage; please see Appendix 4.

<p>To create and manage open areas, glades and rides on the former woodpasture of the commons with the view to facilitating woodland grazing areas in the long term.</p>	<ul style="list-style-type: none"> • Conduct felling of areas up to 0.5ha in size to create open areas / glades of up to 0.4ha with supplementary planting in the remaining 0.1ha. • Conduct felling adjacent to existing rides to open canopy and create wider ride areas.
<p>Landscape Value & Public Access</p>	
<p>To restore the historic character of different areas of the Estate, as recognised in the designations as ancient woodland, wooded common and historic parkland, through appropriate management.</p>	<ul style="list-style-type: none"> • Manage ancient woodlands as high canopy woodland and coppice, with rotational ride edge management; • Manage wooded commons to increase areas of open space through glade creation and halo thinning of ancient and veteran trees, and future veterans of open grown form; • Manage wooded commons to promote dynamic successional habitats including ride edge management on an informal layout; • Manage historic Parkland woodlands according to the characteristics defined in the Ashridge Park Conservation Management Plan, i.e. high forest, woody park and open woodlands; • Restore designed landscape rides and views according to Ashridge Park Conservation Management Plan and Central Area Conservation Management Plan.
<p>To maintain the integrity of the woodlands in the local landscape through the principals of continuous cover forestry to sustain a perpetual physical feature of mature woodland.</p>	<ul style="list-style-type: none"> • Manage the woodland through timely thinning and regeneration felling interventions to retain a constant high canopy woodland landscape feature.
<p>To utilise both external long term retention fringes and sensitive thinning management to ensure continuity of presence whilst aiming for a range of age classes within the canopy and also phasing thinning and harvesting operations throughout the plan period to minimise visual impact.</p>	<ul style="list-style-type: none"> • Implement thinning and felling operations utilising suitable contractors for larger scale operations; and • Manage operations with compartments along the escarpment delicately in order to reduce the risk of windthrow damage.
<p>To actively promote diversity of species,</p>	<ul style="list-style-type: none"> • Increase species diversity within compartments through the

<p>structure and age class distribution across the compartments to reduce the risks of woodland loss through, for example, wind throw, pests and diseases or fire.</p>	<p>encouragement of regeneration and under planting where necessary; and</p> <ul style="list-style-type: none"> • Introduce native broadleaf species from provenance zones 404, 405 and 406.
<p>Identify and manage compartments with Ash to remove or mitigate trees with <i>Hymenoscyphus fraxineus</i> and implement phased species restructuring of Ash dominated compartments.</p>	<ul style="list-style-type: none"> • Record presence or absence of <i>Hymenoscyphus fraxineus</i> in all 165 compartments and sub-compartments; and • Start to restructure and change species composition in compartments containing more than 30% Ash as outlined in map 18-0560, Appendix 1; • Retain a stock of disease tolerant 'parent trees' for as long as possible.
<p>Improve existing old access tracks to allow better public access including where possible disabled access whilst providing improved access for woodland management.</p>	<ul style="list-style-type: none"> • Conduct track improvement work on existing access routes highlighted and prioritised in map 18-0411, Appendix 1; and • Utilise grant funding, when available, to conduct improvements.
<p>Educate the public about woodland management, ecology, pest control, diseases and local archaeology.</p>	<ul style="list-style-type: none"> • Continually inform and educate visitors about the management undertaken on the woodland including the provision of temporary and permanent educational signs/boards.
<p>Undertake sympathetic woodland management around all SAMs and other archaeological features.</p>	<ul style="list-style-type: none"> • Ensure that no damage is incurred to any SAM or other archaeological feature from forest operations by marking all features prior to work commencing (refer to archaeological surveys of the Ashridge Estate vols I-XI before carrying out any work); • Remove or reduce any trees that are likely to damage any SAM and are likely to fall; • Reduce trees on woodbanks to prevent windthrow causing damage to banks; • Design felling work to assist in the management of visitor flow around sensitive sites; and • Retain trees on ride edges where widened rides may allow increased erosion over archaeological features.
<p>Economic & Timber Management</p>	

Realise timber value where compatible with nature conservation objectives.	<ul style="list-style-type: none"> • Realise timber value of stands in accordance with nature conservation objectives; and • Instruct suitable contractors to undertake larger thinning and felling operations.
To continue active management in all crop types (outside of minimal intervention areas) in order to release fuel wood and milling timber to help financially support the delivery of biodiversity and landscape objectives.	<ul style="list-style-type: none"> • Introduce an extensive thinning programme to favour trees of good form and health.
To source grant funding from the Forestry Commission/Defra under the new Countryside Stewardship Scheme for protection and improvement of woodland assets.	<ul style="list-style-type: none"> • Apply for any suitable grants which would help achieve the aims of this woodland management plan.
To utilise harvested timber in-house for the Estate's biomass boiler and Estate fencing requirements.	<ul style="list-style-type: none"> • Specify set stands to supply the Estate biomass boiler informing visitors of the purpose of the timber during the operational stage; and • Introduce sweet chestnut coppice management with the aim to supply the Estates fencing requirements.
Restructure the Ash dominated compartments to mitigate against the impact of ash dieback, restocking with mixed broadleaf species.	<ul style="list-style-type: none"> • Conduct thinning and regeneration fells within compartments that contain greater than 30% Ash and restock with broadleaf species which possess commercial value.
Increase species diversity across the Estate to provide resilience against future climatic changes and pests and disease.	<ul style="list-style-type: none"> • Utilise the Ecological Site Classification tool to inform species selection for restocking as outlined in Appendix 5.
Improve the internal access infrastructure for the extraction and stacking of timber products.	<ul style="list-style-type: none"> • Conduct track improvements and ride management to include specific timber stacking areas in order to aid forest operations.

Section 7: Stakeholder Engagement

Work Proposal	Individual/ Organisation	Date Contacted	Date feedback received	Response	Action
Track improvements and ride management, thinning and felling operations.	General public	22/01/2019 – ongoing to date (10/04/19)		Positive feedback	Display boards, hard copy of plan and feedback cards at visitor centre (promoted on social media), electronic version of plan available on property website, comments invited.
Track improvements and ride management, thinning and felling operations.	Volunteers	24/01/19	24/01/19	Positive feedback	Presentation to all interested volunteers; plan available to take away in hard copy or read electronically.
Track improvements and ride management, thinning and felling operations.	Chilterns Conservation Board	21/12/18	25/01/19	Very positive feedback with some additional comments that had already been included in our planning process; concern over Glis glis	Unable to attend public meeting due to snow; sent written feedback.
Track improvements and ride management, thinning and felling operations.	Hertfordshire Wildlife Trust – Planning and biodiversity manager	21/12/18	20/01/19	Concern over deadwood bat habitats being affected by safety management (subsequent conversation has reassured him); concern	Electronic version of plan sent for comment

				about an overly silvicultural approach; concern over planting of sycamore and sweet chestnut (planting of sycamore is not included in the plan but will inevitably come with natural regeneration).	
Work in Furzefield Wood and Spooky Wood	Hill Farm	03/01/19	22/01/19	Tenant supportive of access requirements; offered to help by carrying out thinning work in Furzefield Wood.	Tenant attended public consultation meeting.
Work in Spooky Wood and Aldbury Nowers	Hertfordshire Wildlife Trust	25/10/18	25/10/18 03/04/19	Thinning prescriptions agreed. Revision of woodland management plan to include regeneration fell in order to increase structural variety and let light into adjacent chalk grassland SSSI.	Email correspondence with Josh Wells regarding what to put in the woodland management plan for land tenanted by the Wildlife Trust. Attended Wildlife Trust site management planning meeting.
Work in Ringshall Copse	Wardshurst Farm	03/01/19	16/01/19	Tenant supportive of woodland management work; undertaking by us to make good any	Conversation with tenant farmer.

				damage to the ground caused by access through Wardshurst Farm; agreement that the access gate requires replacement.	
Work in Aldbury Nowers	Stocks Farm	03/01/19	03/01/19	Tenant is happy for us to access Aldbury Nowers through Stocks Farm, to extract via same route and stack timber ready for collection on Stocks Farm land – details tbc in advance of operations commencing.	Conversation with tenant farmer.
Work in Aldbury Nowers	Frankie Cole, local resident	TBC			Present plans personally in advance of work taking place.
Operations in compartments within a SSSI or SAC.	Natural England	03/01/19	05/02/19	Statutory consultee – Doug Wallace still in consultation with colleagues	Doug Wallace (NE adviser) attended meeting, took away plans.
Operations in compartments containing a SAM	Historic England	21/12/18	14/03/19	Statutory consultee – suggested some edits to the text of the plan to more clearly reference the historic designed landscape. Awaiting publication of Central Area Conservation	Meeting and site visit with Christopher Laine

				Management Plan and second draft of woodland management plan before sending final official response.	
Operations adjacent to neighbouring landowner; operations affecting the grade II* listed Parkland	Ashridge House	21/12/18	22/01/19	Broadly supportive but with concerns over deadwood policy.	Archive Manager and Head Gardener attended public meeting and given copy of the plan.
Operations adjacent to neighbouring landowner	Ashridge Golf Club	21/12/18	07/02/19 22/01/19 11/03/19	Agreed that the plan includes the objectives of the Golf Course. Broadly positive. General discussion and specific reassurance on our part that no significant felling would occur on the north of Princes Riding	Meeting with Course Manager. Golf Club committee member and chairman attended public meeting and given copies of the plan. Subsequent meeting and site visit with Chairman, committee member and Course Manager.
Operations within the registered Parkland	Historic England	21/12/18	14/03/19	Statutory consultee – very positive response; suggested some edits to the text of the plan to more clearly reference the historic designed landscape. Awaiting publication of	Meeting and site visit with Christopher Laine

				Central Area Conservation Management Plan and second draft of woodland management plan before sending final official response.	
Operations within the registered Parkland and any that might impact on wider setting and historic design	The Gardens Trust	21/12/18	14/03/19	Statutory consultee – very positive response; suggested referencing the existing plans for the historic designed landscape more clearly.	Meeting and site visit with Jenny Harwood.
Thinning and felling operations	Residents living within the woodland	21/12/18	22/01/19	Very positive responses and interesting discussion around the challenges of managing the site along with extensive public access.	National Trust tenants attended public meetings and given copies of the plan.
Operations on common land	Parish councils: Ivinghoe, Pitstone, Northchurch, Berkhamsted, Aldbury.	21/12/18	22/01/19	Very positive feedback.	Parish representatives attended public meeting and given copies of the plan; subsequent discussions amongst Parish Councillors
Thinning and felling operations	Parish councils: Tring, Potten End	21/12/18	22/01/19	Very positive feedback.	Parish representatives attended public meeting and given copies of the plan; subsequent discussions amongst Parish Councillors
Thinning and felling	Local residents	Detailed	n/a		Produce detailed information

operations	and Estate visitors	information boards will be placed adjacent to proposed forestry operations prior to work commencing and during all operations.			boards explaining what is being done, how it is being done and why. List main woodland objectives such as increasing species diversity and the resilience of the woodland to climate change and pests and disease.
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We asked people to complete the following table. The numbers indicate how many respondents ticked each box. (N.B. some respondents left some boxes blank which explains the uneven totals). Some additional comments are included below.

	How well do our proposals meet the following objectives?	Well	Adequately	Poorly
1	Biodiversity & woodland ecology	22	3	
2	Landscape, heritage & culture	20	4	1
3	Recreation & access	20	5	
4	Building resilience (e.g. climate change, woodland structure, plant health and soil stability)	20	4	1
5	Addressing the needs and interests of your organisation	13	6	1
6	Sustainable production of timber and woodfuel	18	6	

7	Achieving an appropriate balance of social, economic and environmental outcomes	18	6	
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Key: V = Volunteer, P = member of public, T = tenant, S = stakeholder

COMMENT	MULTIPLIER	RESPONDER
Deer and vermin control must be continued	4	V, S, P, P
No mention of roe deer – should be included	1	S
Removal of coniferous plantations should be done	1	V
Suggest that conifer felling in areas of access should be a higher priority than Ringshall Copse	1	V
Retain some native and alien conifer species to support species that rely on them	1	V
Important to use local stock for tree planting, rather than imports	1	V
Need to include drought resistant species to overcome effects of climate change	2	V, V
No mention of risks from fly-tipped garden waste	1	S
Include more on box and yew and how new coppice will be protected from deer browsing	2	S, V
No mention of juniper	1	P
Should some areas of ‘no intervention’ be left? (For long term comparison with managed areas)	2	V, P
Proposals presented to Berkhamsted Town Council and endorsed and supported	1	S
The plan does not address restoration of the parkland in any detail	1	V
There is not enough about the historic environment in the plan	1	V
Good that felling licences cover all works will be in place and that a ‘little and often’ approach can be taken	1	T
Continue to resist pressure from residents to clear deadwood	1	P
Concerned about too much deadwood left on the ground	1	S
Try to avoid creating ruts in bridleways with vehicle movements	1	P
Be mindful not to create access problems when carrying out forestry works with heavy tractors	1	V
Need to guard against new tracks being used by boy-racers	1	P
Need to guard against too many surfaced tracks, please preserve the wild feel	1	P
Need to be mindful of increasing visitor pressure and measures to protect sensitive areas	2	S, P
The plan doesn’t mention volunteers into delivering the plan	1	V
The conifer ring on Northchurch Common should not be felled along with later NT plantings as it dates back to the 1920s	1	P
We think you’ve underestimated the number of migrating bird species in the woodland – we’ve	1	P

counted 74, not 44		
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Section 8: Monitoring

Management Objective/Activities	Indicator of Progress / Success	Method of Assessment	Frequency of Assessment	Responsibility	Assessment Results
Biodiversity and Conservation Management				NT unless stated otherwise.	
To undertake active management by thinning, coppicing and felling to ensure a diverse and resilient woodland structure with a wide range of habitat niches from ground flora to understorey, coppice, sub-storey and high canopy.	Mixed structure & resilient woodland with broad range of species.	Woodland survey	5 years		
To undertake deer and squirrel control to reduce their populations to a level at which damage caused is sustainable and whereby natural regeneration can occur.	Increase in natural regeneration and reduction in damage caused by squirrels	Deer Impact Assessments & Squirrel Damage surveys	2 years		
To undertake ride management to create a graduated woodland edge, woodland glades &	Creation and widening of ride network through the	Survey	5 years		

species rich ride habitats whilst acting as a means to reduce fire risk across the Estate.	woodland.				
To manage the Veteran trees sympathetically across the Estate in line with the existing Estate Veteran Tree Management policy whilst also undertaking veteranisation on selected suitable trees and identifying the next generation of veteran trees.	Veteran trees maintained.	Survey	5 years		
To maintain sufficient aerial and fallen dead and decaying wood habitats to ensure the sustainability and resilience of associated species.	40m ³ / ha standing and fallen deadwood present.	Survey	5 years		
To start the reversion of PAWS to native species woodland.	Majority of conifer removed from ASWN areas.	Survey	5 years		
To remove potential threats to ecological value such as those from exotic species where these are genuinely invading and to balance this work against the important landscape objectives;	All invasive species removed / reduced in extent.	Survey	5 years		
To manage woodland in line with the requirements set out in the respective Site of Special	SSSIs will become favourable condition	Survey	5 years		

Scientific Interest (SSSI) favourable condition tables and SAC conservation objectives (Appendix 4) in order to achieve favourable condition of the woodland SAC and SSSI.					
To create and manage open areas, glades and rides on the former woodpasture of the commons with the view to facilitating woodland grazing areas in the long term.	Widening of rides, creation of glades and open areas	Survey	5 years		
Landscape Value & Public Access					
To restore the historic character of different areas of the Estate, as recognised in the designations as ancient woodland, wooded common and historic parkland through appropriate management.	Management appropriate to the character area	Survey	5 years		
To maintain the integrity of the woodlands in the local landscape through the principles of continuous cover forestry to sustain a perpetual physical feature of mature woodland.	Woodlands maintained in the landscape	Survey	10 years		
To utilise both external long term retention fringes and sensitive thinning management	Woodlands maintained in the landscape	Survey	10 years		

to ensure continuity of presence whilst aiming for a range of age classes within the canopy and also phasing thinning and harvesting operations throughout the plan period to minimise visual impact.					
To actively promote diversity of species, structure and age class distribution across the compartments to reduce the risks of woodland loss through, for example, wind throw, pests and diseases or fire.	Diversity of species and mixed structure woodland created	Survey	10 years		
Identify and manage compartments with Ash to remove or mitigate trees with <i>Hymenoscyphus fraxineus</i> and implement phased species restructuring of Ash dominated compartments.	Reduction in ash across the estate particularly in compartments which contain a high proportion.	Survey	5 years		
Improve existing old access tracks to allow better public access including where possible disabled access whilst providing improved access for woodland management.	Improved tracks and network of tracks across the estate.	Survey	5 years		
Educate the public about woodland management,	Creation of woodland management	Count of information boards.	5 years		

ecology, pest control, diseases and local archaeology.	signs and information boards distributed across the estate.				
Undertake sympathetic woodland management around all SAMs and other archaeological features.	Maintain condition of all SAMs in woodland.	Survey	5 years.		
Economic & Timber Management					
Realise timber value where compatible with nature conservation objectives.	Positive income generation from the woodland operations	Annual forest budgets.	Annual.		
To continue active management in all crop types (outside of minimal intervention areas) in order to release fuel wood and milling timber to help financially support the delivery of biodiversity and landscape objectives.	Production of sustainable amounts of timber, biomass and firewood from the estate resource	Annual operation plans.	Annual		
To source grant funding from the Forestry Commission/Defra under the new Countryside Stewardship Scheme for protection and improvement of	Receipt of grant income to the estate.	Annual Forest budget.	Annual		

woodland assets.					
To utilise harvested timber in-house for the Estate's biomass boiler and Estate fencing requirements.	Use of homegrown timber for the management of the woodland and visitor experience.	Survey	5 years		
Restructure the Ash dominated compartments to mitigate against the impact of ash dieback, restocking with mixed broadleaf species.	Diverse structure and species mix located in previously ash dominated compartments	Survey	5 years		
Increase species diversity across the Estate to provide resilience against future climatic changes and pests and disease.	Increase in species diversity with all compartments	Survey	5 years		
Improve the internal access infrastructure for the extraction and stacking of timber products.	Creation and maintenance of internal tracks and rides.	Survey	5 years.		

UK Forestry Standard woodland plan assessment

For FC office use and approval only:

UKFS management plan criteria	Minimum approval requirements	Achieved	Review notes
<p>Plan Objectives: Forest management plans should state the objectives of management and set out how an appropriate balance between social, economic, environmental objectives will be achieved.</p>	<ul style="list-style-type: none"> • Management plan objectives are stated. • Consideration is given to environmental, economic and social objectives relevant to the vision for the woodland. 	Yes/No	
<p>Forest context and important features in management strategy: Forest management plans should address the forest context and the forest potential and demonstrate how the relevant interests and issues have been considered and addressed.</p>	<p>Management intentions communicated in Sect. 6 of the management plan are in line with stated objective(s) in Sect. 2.</p> <p>Management intentions should take account of:</p> <ul style="list-style-type: none"> • Relevant features and issues identified in the woodland survey (Sect. 4). • Any potential threats to and opportunities for the woodland, as identified under woodland protection (Sect. 5). • Relevant comments received from stakeholder engagement are documented in Sect. 7. 	Yes/No	
<p>Identification of designations within and surrounding the woodland site: For designated areas, e.g. National Parks or SSSI, particular account is taken of landscape and other sensitivities in the design of forests and forest infrastructure.</p>	<ul style="list-style-type: none"> • Survey information (Sect. 4) identifies any designations that impact on woodland management. • Management intentions (Sect. 6) have taken account of any designations. 	Yes/No	
<p>Felling and restocking to improve forest structure and diversity: When planning felling and restocking, the</p>	<ul style="list-style-type: none"> • Felling and restocking proposals are consistent with UKFS design principles (for example scale and adjacency). 	Yes/No	

<p>design of existing forests should be re-assessed and any necessary changes made to meet UKFS requirements.</p> <p>Forests should be designed to achieve a diverse structure of habitat, species and age range of trees, appropriate to the scale and context.</p> <p>Forests characterised by a lack of diversity, due to extensive areas of even-aged trees, should be progressively restructured to achieve age class range.</p>	<ul style="list-style-type: none"> • Current diversity (structure, species, age structure) of the woodland has been identified through the survey (Sect. 4). • Management intentions aim to improve / maintain current diversity (structure, species, and ages of trees). 		
<p>Consultation:</p> <p>Consultation on forest management plans and proposals should be carried out according to forestry authority procedures and, where required, the Environmental Impact Assessment (Forestry) Regulations.</p>	<ul style="list-style-type: none"> • Stakeholder consultation is in line with current FC guidance, and recorded in Sect. 7. The minimum requirement is for statutory consultation to take place, and this will be carried out by the Forestry Commission. • Plan authors undertake stakeholder engagement (ref FC Ops Note 35) relevant to the context and setting of the woodland. 	<p>Yes/No</p>	
<p>Plan update and review:</p> <p>Management of the forest should conform to the plan, and the plan should be updated to ensure it is current and relevant.</p>	<ul style="list-style-type: none"> • A 5 year review period is stated on the 1st page of the plan • Sect. 8 is completed with 1 indicator of success identified per management objective 	<p>Yes/No</p>	

<p>Approved in Principle</p> <p><i>This means the FC is happy with your plan; it meets UKFS requirements.</i></p> <p>a) You can use it to support a CS-HT or other grant application.</p> <p>b) You do not yet have a licence to undertake any tree felling in the plan.</p>	<p>Name (WO or FM):</p> <p style="text-align: right;">J. Hardy</p>	<p>Date:04/06/2019</p>
<p>Approved</p> <p><i>This means FC is happy with your plan; it meets UKFS requirements, and we have also approved a felling licence for any tree felling in the plan (where required).</i></p>	<p>Name (AO, WO or FM):J. Hardy</p>	<p>Date:24/09/2019</p>

Appendix 1: Estate Woodland Maps

REF:

18-0023

18-0188

18-0344

18-0560

18-0411

18-0408

Soil Map

Appendix 2: European Protected Species and NBN Searches

REF:

17-3378

18-0733

Appendix 3: Woodland Inventory and Plan of Operations

REF:

17-3203

Appendix 4: Scheduled Ancient Monuments and SSSI Views About Management and Operations Likely to Damage

REF:

App 4 – SAMS + VAMS + OLDS
List of SAM documents
VAM first followed by OLD

Ashridge woodland SAC and SSSI citations
Ashridge woodland condition assessment and favourable condition tables

Appendix 5: Ecological Site Classification

REF:

ESC_SP975137

Appendix 6: Complimentary Reports and Policies

REF:

17-1058

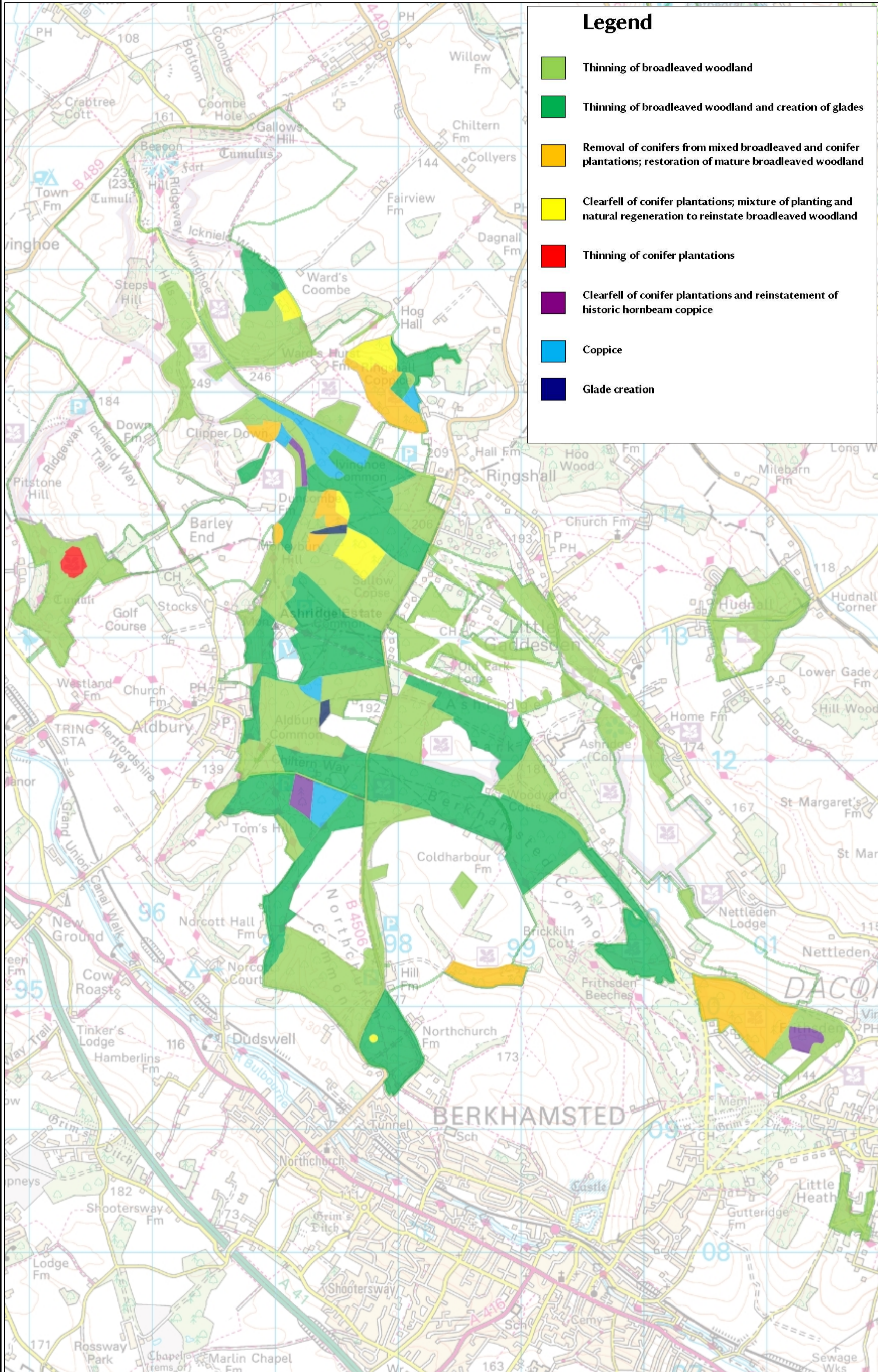
Ashridge Estate Ancient and Veteran Tree Management Plan



Woodland Management Plan Summary



Scale: 1: 31,000



Legend

- Thinning of broadleaved woodland
- Thinning of broadleaved woodland and creation of glades
- Removal of conifers from mixed broadleaved and conifer plantations; restoration of mature broadleaved woodland
- Clearfell of conifer plantations; mixture of planting and natural regeneration to reinstate broadleaved woodland
- Thinning of conifer plantations
- Clearfell of conifer plantations and reinstatement of historic hornbeam coppice
- Coppice
- Glade creation

Legend

- ▲ Definitive Properties (GB)
- NT Ownership (GB)
- NT Leasehold (GB)

1.55 0 0.78 1.55 Kilometers

British_National_Grid

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Date: 22-Jan-2019

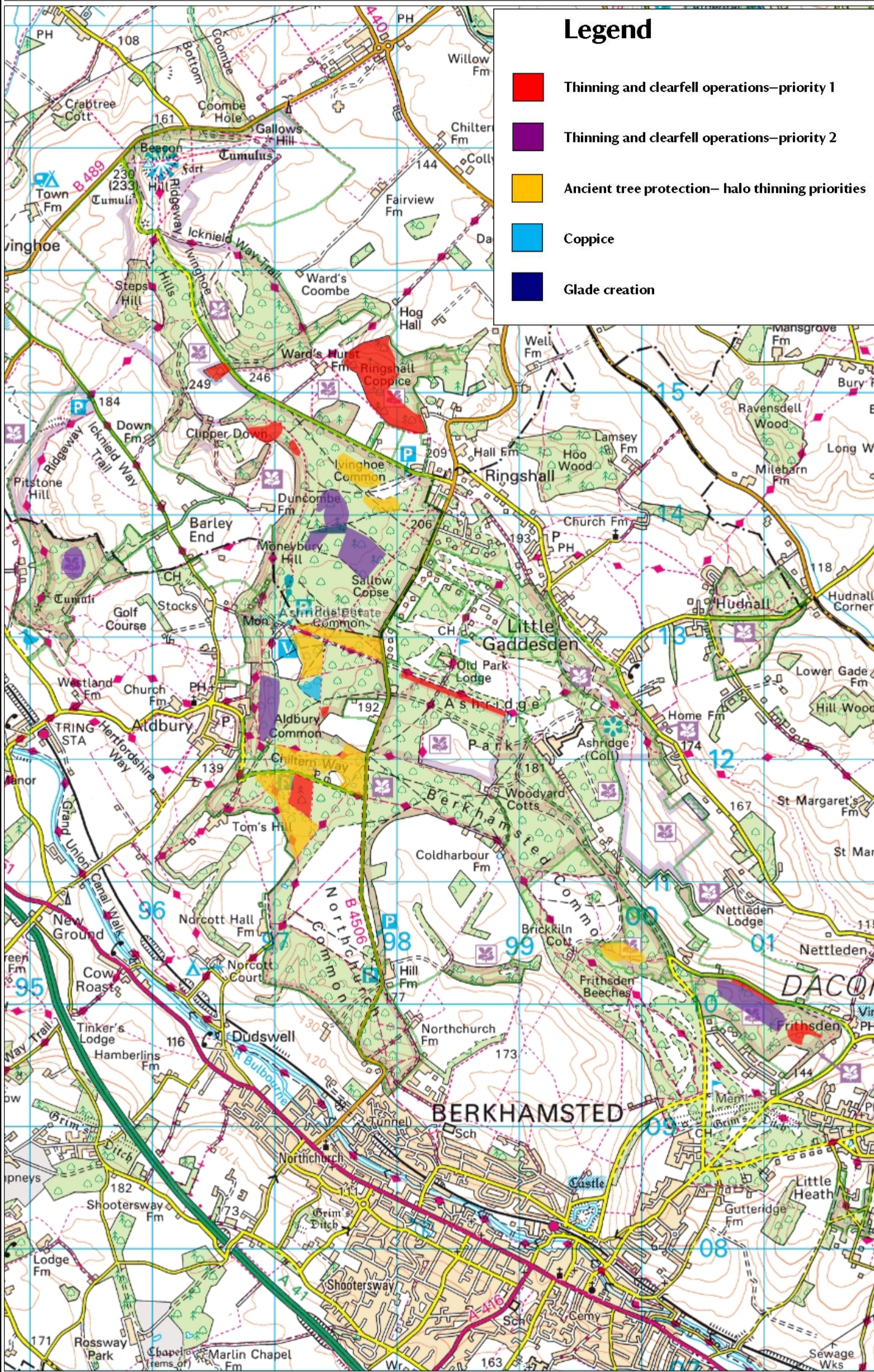
This map was created using National Trust's GIS Browser



Woodland Management Plan Priorities



Scale: 1: 31,000



Legend

- Thinning and clearfell operations—priority 1
- Thinning and clearfell operations—priority 2
- Ancient tree protection— halo thinning priorities
- Coppice
- Glade creation

Legend

- Definitive Properties (GB)
- NT Ownership (GB)
- NT Leasehold (GB)

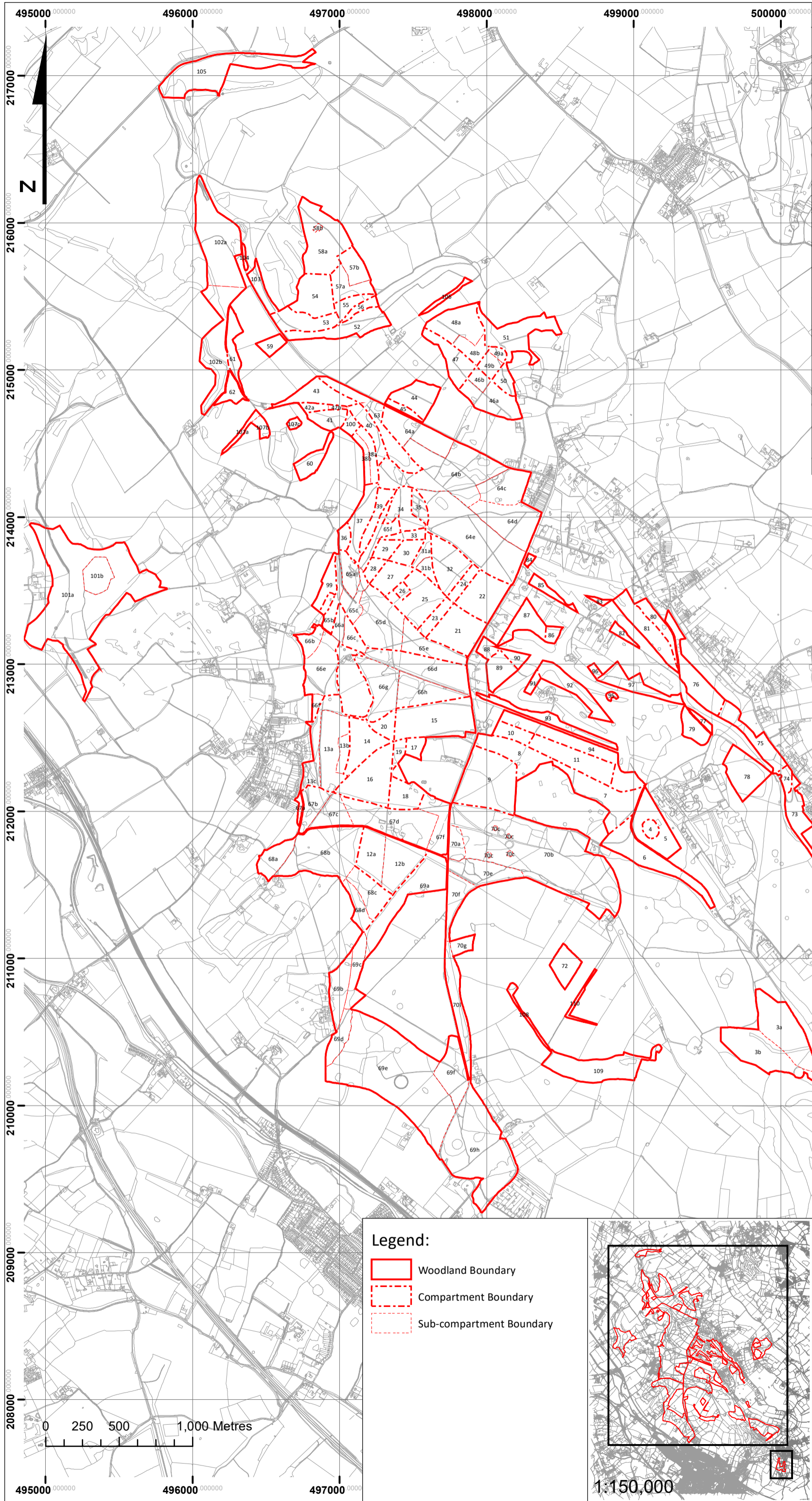
1.55 0 0.78 1.55 Kilometers


British_National_Grid

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Date: 21-Jan-2019

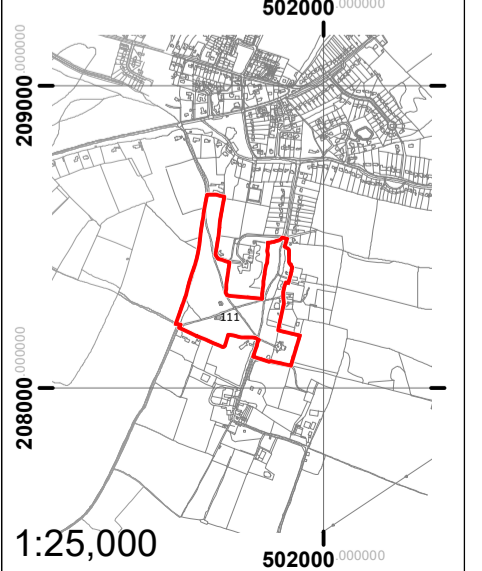
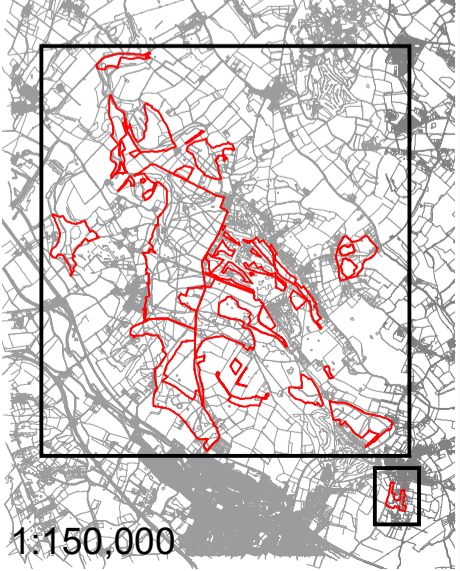
This map was created using National Trust's GIS Browser



REVISIONS:		
DATE:	VERSION:	INITIALS:
 LOCKHART GARRATT		
CELEBRATING 20 YEARS 1998 - 2018		
TITLE: Compartment Map		
PROJECT/SITE: Ashridge Estate		
CLIENT: National Trust		
MAP REF: 4259/01/18-0344		
VERSION: v1		
DATE: 23/05/18	SCALE: 1:25,000@A3	
APPROVED BY: HL	PRODUCED BY: SM	
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<small> 7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840 </small>		<small> Greystones House Burford Road Chipping Norton Oxfordshire OX7 5UY 01608 648657 </small>
www.lgluk.com		

Legend:

- Woodland Boundary
- Compartment Boundary
- Sub-compartment Boundary



**Appendix 21: Brief to produce a
Conservation Management Plan for the
central area of the Ashridge Estate, July 2018**



**Ashridge Estate
Monument Drive Project**

**Brief to produce a Conservation
Management Plan for the central area
of the Ashridge Estate**

V3 – Susie Mercer & Jennifer Ponsford – General Manager and Project Manager, July 2018

ASHRIDGE ESTATE: A BRIEF FOR A CONSERVATION MANAGEMENT PLAN FOR THE CENTRAL AREA

1.0 INTRODUCTION

1.1 Site Location

The Ashridge Estate straddles the border of Hertfordshire and Buckinghamshire, some 4 miles north of the town of Tring. The postcode for the Monument Drive area is HP4 1LT.

1.2 Background Information

We are commissioning a Conservation Management Plan of the central area to gain a better understanding of conservation priorities for the most heavily used part of the estate. This will enable us to minimise negative impacts on archaeological features, nature conservation and promote enjoyment and understanding of the historic environment.

This plan will inform our overall long term plans and vision for Ashridge, supporting our communications with external stakeholders.

The Ashridge Estate lies on the borders of Buckinghamshire, Hertfordshire and Bedfordshire. It comprises over 5,000 acres of stunning woodlands, chalk downland and open commons. It is currently an open access property and it is estimated that it attracts in excess of half a million visitors per year.

At the heart of the estate sits a visitor centre with shop, café, toilets, exhibition space and a children's activity room. These facilities are accessed via Monument Drive, both sides of which provide informal grass car parking for visitors. At the top of this drive you can find the Drive's namesake – the Bridgewater Monument. This was erected in 1832 in memory of Francis Egerton, the 3rd Duke of Bridgewater (known as 'the Canal Duke').

Most visitors will fan out from this central area to enjoy a range of scenic country walks. Inevitably the paths and rides in this part of the estate are more heavily used than those at more remote locations.

As one of the UK's largest conservation charities, the National Trust aims to look after special places for ever, for everyone. One of the Trust's four key priorities is restoring a healthy, beautiful, natural environment. As such, the Trust has ambitious plans for all its outdoor properties in terms of engaging new and wider audiences with its cause and conservation aims.

The extent of this area is highlighted on figure 1.

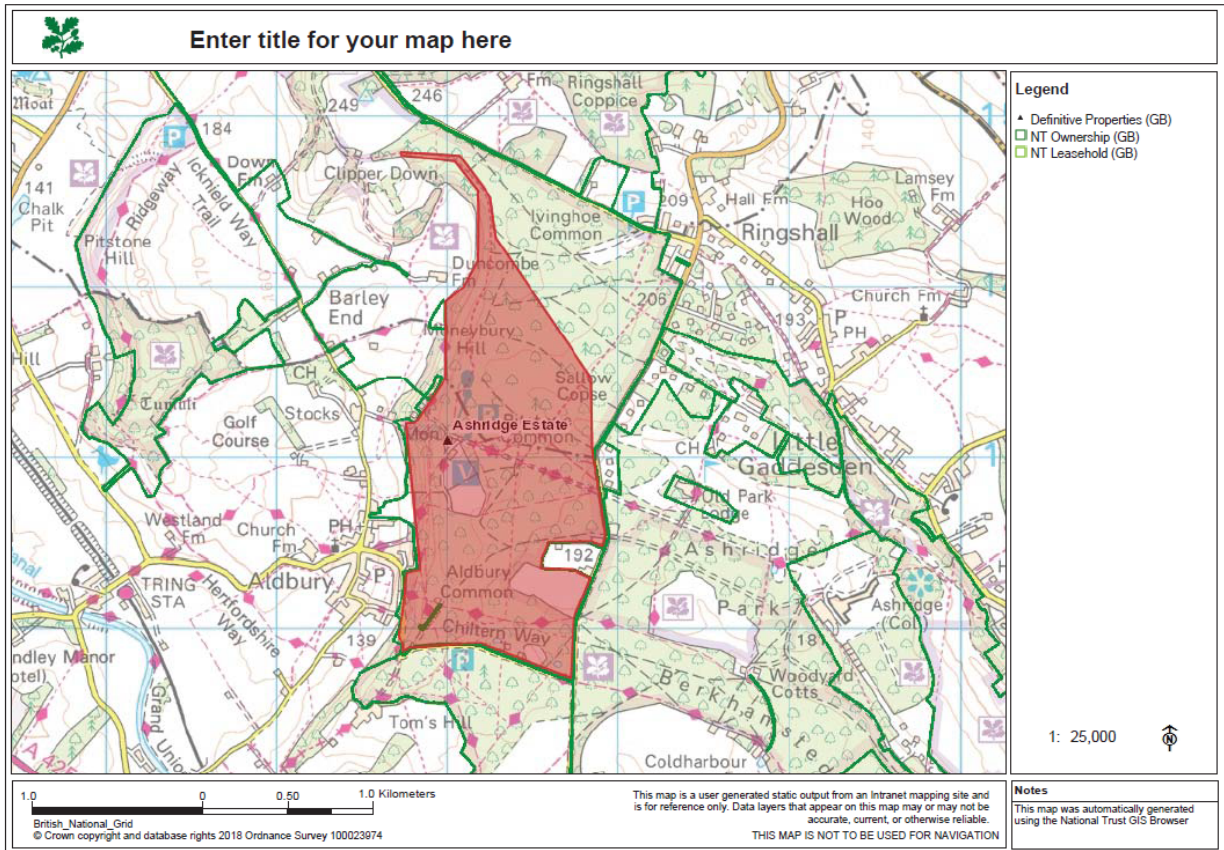


Figure 1: Study Area

1.3 Site Designations

The site has a considerable number of designations:

- The entire site lies within the Chilterns AONB
- Some of the site is registered common land
- Much of it is a designated Special Area of Conservation (SAC) for lowland beech woodland (ref: UK0012724)
- Most of it is a Site of Special Scientific Interest (ref: 1002697)
- The Drive contains the Grade II* listed Bridgewater Monument with views to and from the Grade I listed Ashridge House.
- Monument Drive and Old Copse Drive forms part of a Grade II* Registered Park and Garden (ref: 1000330).
- The site contains four scheduled ancient monuments of national importance (ref: 1009347, 1004642, 1012406 – 2 barrows);
- The site contains one Grade II listed building, The Old Dairy (ref: 1078045) and lies in close proximity to the Grade II listed Thunderdell Lodge (ref 1174722).

There are a significant number of archaeological features within the study area including several Romano-British farmsteads and associated field systems, medieval droving tracks, post-medieval woodland boundaries (Old Copse) clay, gravel and chalk extraction pits, a brick kiln and the remains of a

WWII camp. The site also includes historic rides, historic fields and a 14th Century hay meadow which is popular with visitors.

1.4 Purpose and Scope of the Brief

The purpose of this plan is to inform the long term plans for Ashridge. The plan should ensure that future development and management of the study area values and promotes the care and protection of the natural, built and designed features within it.

The Conservation Management Plan (CMP) for the study area will:

- Provide an understanding of (a) the importance of the landscape's ecological significance, including both the features for which it was designated (SAC and SSSI) and those that have developed since designation and (b) the historic development of the central area including built structures, archaeological evidence and significance, landscape development and land use history.
- Assess its significance (in terms of its ecological value, its ability to deliver the Trust's aspirations around nature conservation, as well as its history and design);
- Set out a long term management plan to conserve (and, where possible, enhance) these significances.
- The plan should take into account how the study area relates to the wider estate, in terms of the ability for nature to thrive and its part within the historic designed landscape.
- Reference the existing patterns of use by visitors and the impacts these have within the study area.

2.0 RESEARCH

This section of the brief lays out the expected scope of the research necessary to produce the plan. To fully enable a proper understanding of the nature conservation value and historic development of the study area, including archaeological value, the consultant should draw together all known relevant information about the site (see paragraph 2.2 below).

Relevant archival information shall be investigated and drawn together to provide a description of the development of the study area, together with a chronology and gazetteer of identified features.

Existing reports should be used critically and key information should be reviewed as necessary and any inaccuracies addressed.

The consultant should identify any gaps in current knowledge, recommending, where appropriate, additional surveys or research to bridge those gaps. The information assembled in this process should be included in the final CMP as a series of appendices.

All relevant maps/estate plans and illustrations showing the study area and its development through time should be cross-referenced to the text. Tracings of historic maps/estate plans, at the same scale as the modern Ordnance Survey base map, should be produced as overlays where relevant to illustrate and demonstrate the evolution of the landscape.

2.1 Identification of Study Area Land Ownership, Physical Character and Usage

The consultant is advised that whilst the majority of the study area is within National Trust ownership, there are pockets of privately owned land with it and it is within close proximity of other pieces of land owned and/or occupied by others. The plan will need to:

- Describe occupancy and ownership details where any of the significant features within the study area extend into or relate to features lying beyond the boundary of the study area. This information is readily available and will be provided by the Trust for inclusion.
- Describe the current use and management of the land including land management agreements, farming and forestry types, other commercial or leisure uses etc;
- Identify and map any international, national or local designations (a great deal of this work has already been done and just needs to be imported into this plan);
- Identify any other obligations, such as those required by donor's wishes;
- Identify and map how the study area relates to the wider landscape, including a brief description of landscape setting, landscape character and features, including views;
- Identify and map public rights of way or other access arrangements;
- Identify and map services, wayleaves etc;
- Identify and map habitats and species of ecological importance e.g. Priority Habitats; protected, priority, rare or scarce species recorded on site. The NT Wildlife and Countryside Advisor and Ashridge Countryside Manager can provide further advice and recommendations;
- Identify archaeology and evidence of historic development of built structures. The NT Archaeologist can provide information and existing survey materials.

2.2 Information Available to the Consultant

The following suite of documents is available to the successful consultant to inform and support their work:

- Nature Conservation Evaluation, National Trust Consultancy, 2015
- A Preliminary Ecological Appraisal including drip line of significant trees, Bernwood ECS, 2017 (covering only part of the study area)
- Nature Conservation Evaluations of wider estate 1996 and 2016-2017 (in prep)
- GIS phase 1 and Priority Habitat data (based on previous survey)
- Saproxylic invertebrate survey of the wider estate, 2017
- Desk-based Research and Archaeological Survey, Oxford Archaeology, 2015
- Archaeological survey of the Ashridge Estate, area F, vol. VII', 2010
- Historic estate maps and plans including 1st edition OS 1:2500 1762 estate map and 1822 estate map (paper versions available to photograph only).
- Ashridge Park Conservation Plan, Sarah Rutherford, 2009
- A Heritage Statement provided by the Estate Curator
- Spirit of Place statement for Ashridge
- Statement of Significance, Ashridge Estate, 2014
- Results of onsite visitor surveys, 2017
- Access to the National Trust's contractor link which provides datasets compatible with most GIS and CAD systems and includes OS base mapping at various scales.
- Ashridge Woodland Management Plan (in preparation at present)
- High level aims of the Estate Management Plan (in preparation)

The consultant will also be required to collate evidence available from the relevant Historic Environment Record (Hertfordshire and Buckinghamshire).

2.3 Consultation

Consultation will be required with the following National Trust staff:

- Relevant members of Ashridge Estate property team – including General Manager, Countryside Manager, Visitor Experience Manager, Car Park Project Manager
- Regional Senior Estate Surveyor – re land use, Estate Management Plan, wayleaves, easements, legal status of byway, covenants and access rights
- Regional Building Surveyor – re maintenance and condition of Bridgewater Monument, character and condition of Monument Cottage, character and condition of Visitor Centre, the Shooting Lodge, Old Copse Lodge, and any other associated built structures, utilities, etc.
- Regional Archaeologist – re medieval droving tracks, Bronze Age bowl barrows, the Brick Kiln, extraction pits, WWII Army Camp and other archaeological features within the study area.

- Wildlife and Countryside Advisor - SAC, SSSI, recent surveys and their results, opportunities to create/restore/improve habitats, important current and potential wildlife links
- Regional Curator – designations within study area and beyond, listings of built structures and archaeological features, understanding Spirit of Place – ensuring that what is cherished is given as much significance as that which is distinctive
- National Specialist in Garden History – long association with Ashridge through former roles as curator and managing agent. Provision of advice on the designed landscape and evolution of the site over the past 30 years.

2.4 Field Survey

The consultant should build on existing field survey work, and undertake its own field survey work, where necessary, to identify, map and describe existing attributes of the study area landscape, including:

- Natural features
- Habitat features
- Designed features
- Built features
- Trees (both planted and self-set)
- Ponds
- Landform and landscape character
- Historic boundaries
- Visual amenity
- Current visitor routes and pressure

The field survey should also take account of the history of land uses including the commons, woodland management and features of the designed landscape.

The survey should include a description of the significance (in relation to the wider landscape where appropriate), condition, and, where possible, age of features.

All field survey data shall be fully cross-referenced to verify, or otherwise clarify, desk-top and documentary/archival material.

3.0 ANALYSIS

The information gathered during the research phase should be drawn together and analysed to develop a clear understanding of the development of the study area as an entity in itself and as part of the wider estate. It should reference what has been lost, what survives, threats, issues and constraints. Overlay maps should be used to illustrate relevant information.

The analysis should include:

3.1 Overview of the development of the study area.

A full understanding of the site will include:

- A summary of the relevant chronological development of the study area up to present day with key dates and events highlighted. This should detail changes in the area's character and condition, including ecological condition, and any changes resulting from natural causes such as storm damage or interventions such as felling;
- A summary of gaps in knowledge for archaeology, heritage and ecology. It should note features/views which have been lost, archaeological condition, and summarise species lost (or at risk of loss) from the natural environment.

3.2 Statement of Significance

A statement of significance is required for the study area as a whole and of any distinct character areas or features (as defined in the analysis), using the Semple Kerr definitions of local, regional, national and international significance.

The statement should be no longer than 750 words, but should include consideration of:

- Evolution of the study area including changes in land use and management;
- The importance of the site for ecology and nature conservation;
- Associative links such as an association with events, specific people or a sense of place or ownership;
- Aesthetic qualities of the site; setting and views in to and out of the wider landscape (note reference should be made to the history of the designed landscape within and around the study area);
- The overall significance of the site, its condition and why this site merits conservation;
- The significance of the site in relation to other parts of the wider estate;
- A hierarchy, if one exists, of the significances within the study area;

4.0 THREATS, ISSUES AND OPPORTUNITIES

Using the information collated during research, assess the overall condition of the study area and identify threats to the ecological, environmental and historical value of the property.

4.1 General Issues and Opportunities

The CMP must identify all issues and constraints that may affect the significance of the study area as a whole. Issues and constraints to consider include:

- National and local planning policy framework for the area;
- Wildlife law e.g. the Conservation of Habitats & Species Regulations 2010 (as amended);
- Public access;
- Other rights of access and wayleaves etc;
- Listed building and scheduled monument requirements;
- Field sports, licences and rights;
- Management principles such as environmentally sensitive farming/forestry and sustainability;
- Identify the ideal management for the significant features within the study area and highlight potential issues raised by these management proposals;
- Any conflicts created by the present, principal land-uses.

5.0 DEVELOPING A MANAGEMENT PLAN

With the research and analysis completed, the CMP should then make recommendations for the future management of the study area. This will embrace the repair, restoration, enhancement and conservation of particular features within the study area as well as physical and intellectual access.

5.1 The Plan

The plan needs to provide detailed guidelines for determining what is appropriate within the study area and to provide a framework for making decisions, such that the principles adopted in the plan can be applied by others to specific considerations arising outside the remit of this plan or at a later date. The plan should include objectives in the following areas:

- Wildlife conservation and management of key habitats, protected species, other key flora and fauna;
- Conservation and management of archaeological features and sites;
- Forestry, wood pasture and veteran trees

- Leisure and recreation;
- Access (by car, on foot, by bicycle, on horseback, by coach or other means of shared transport);
- Restoration or reinstatement of specific features (perhaps now lost) from periods within the property's history;

The plan will need to have looked at potential conflicts between objectives and to have resolved them with reference to the hierarchy of significances identified in section 3.2.

6.0 DELIVERABLES

1. Three hard copies of each stage of the CMP (draft and final versions) must be provided.
2. One digital copy of the CMP must be supplied in Word, RTF or PDF formats.
3. A bibliography of all primary and secondary sources consulted must be included in the appendices, even if the source proved unhelpful. The text should be referenced to sources where appropriate.

7.0 GENERAL REQUIREMENTS

7.1 Copyright

The National Trust will retain full copyright over information, reports and plans relating to areas in its ownership and shall have absolute control over the use and/or dissemination of that information.

7.2 Acknowledgements

The consultants will be fully accredited wherever the material is used or reproduced.

7.3 Production standards

Maps, plans, illustrations and photographs must be full colour where original material is in colour or where colour is essential to the understanding of new, illustrative material.

8. TENDER SUBMISSION REQUIREMENTS

8.1 Methodology

The consultant is required to clearly set out the methodology it would adopt to deliver this brief.

8.2 Timetable

The consultant should provide a detailed timetable for delivery of the work.

It should be noted that time is of the essence in relation to this project and we are keen to commission the work as soon as possible.

8.3 Costs

To enable a full appraisal of the costs the following information is required from the consultants:

A fixed fee for delivery of this brief to include a breakdown of:

- Time input by each member of the consultant's team
- An hourly rate for each of the consultants
- Travel and related expense
- Cost per each phase of the work undertaken
- A proposed payment schedule

8.4 Qualifications and professional experience

A list of personnel to be engaged in delivery of this project must be provided. This should be accompanied by a summary of their qualifications, professional experience and references to similar work produced for others. It is essential that the team includes a qualified ecologist.

9.0 SCORING CRITERIA

We will score the tenders in accordance with the criteria below:

Cost	10%
Demonstrable skill and experience, relevant to this project	30%
Speed of delivery	15%
Methodology	15%
Demonstrable understanding of the site and the issues the plan seeks to address	30%

10. EXPRESSION OF INTEREST / FORM OF TENDER

Having already registered your interest in this tender we are now asking you to resubmit your bid line with the amended tender brief above. Should you wish to ask

any questions regarding this new brief, you must do so by emailing Jennifer.Ponsford@nationaltrust.org.uk by 5pm on Wednesday 1st August. All answers will be collated and distributed to all consultants invited to tender. Answers will be based on the current knowledge of the property staff. We do not undertake to be able to supply answers to all questions posed. Where we cannot provide an answer, we will say so. Please be aware that we cannot accept questions by telephone or in person. All communications in relation to this tender should be sent electronically to: Jennifer

Consultants wishing to submit a tender, must do so by 5pm on **Tuesday 7th August 2018**. The completed tender must include:

- 1) A full description of how the consultant intends deliver the contract
- 2) A list of the named personnel who will be working on the contract, together with their relevant professional qualifications.
- 3) A brief summary of similar contracts that the consultant has successfully delivered (you may wish to include case studies)
- 4) The names of two previous clients for similar schemes that the National Trust may approach for a reference
- 5) A detailed programme for the delivery of the contract
- 6) A fixed price for the delivery of the contract
- 7) Evidence of employers liability, professional indemnity and public liability insurance to a value of £5m

Shortlisting and interviews will follow the timetable set out below. The National Trust reserves the right to withdraw the invitation to tender at any time and does not undertake to award a contract as a result of this process.

11. SITE VISITS

Consultants may visit the site at any time of their choosing. They should not attempt to speak with staff, volunteers or visitors at the time of their visit, except to explain their presence on the site if asked. These visits will be unaccompanied.

12.0 TENDER TIME TABLE

The current timetable for the project is outlined below. The National Trust reserves the right to amend this timeframe in line with the needs of the project subject to discussions with the consultant.

Tender document published	Monday 23rd July
Period for questions closes	Wednesday 1 st August
Submission of tenders	Tuesday 7 th August

Shortlisting	Wednesday 8 th August
Interviews	Thursday 16 th August
Award of contract	w/c 27 th August

All dates given are in 2018 and are deemed to close at 5pm according to the time recorded on the email.

13. TERMS OF CONTRACT

A copy of the NT standard consultancy contract is contained in Appendix 1. Any questions regarding this contract should be raised as part of the tender process.

Appendix 2. contains a copy of the NT Non-Disclosure or Confidentiality Agreement – which is written to protect both the Trust and the supplier. Any contractor or sub-contractor must sign this agreement.

Appendix 1. National Trust Consultancy Services Contract Template

To: [Consultant]
[Address]

Date:

Dear [Details / Sirs]

AGREEMENT FOR CONSULTANCY SERVICES

[I am writing / we write] to confirm the terms and conditions upon which [the National Trust (Registered Charity Number 205846)] ("the **Trust**") has agreed to appoint [insert full details for Consultant including company number where relevant] ("the **Consultant**") to provide the consultancy services as detailed in the attached Project Brief or as may otherwise be agreed in writing between the parties from time to time ("the **Services**").

Please confirm your acceptance of the terms set out in this letter and the attached Project Brief and Terms and Conditions by countersigning and returning the enclosed copy of this letter.

Yours [sincerely / faithfully]

.....
[Insert position]
For and on behalf of
[The National Trust for Places of Historic Interest and Natural Beauty]

I, [insert name of signatory] confirm my acceptance of the Terms and Conditions and Project Brief attached to this letter on behalf of [insert name of Consultant].

Signed.....

Job Title.....

Date.....

PROJECT BRIEF

Part 1 The Services

Consultant shall provide the Trust with the following services with effect from [xxx 2018] (the 'Commencement Date'):-

In line with the project brief above, the consultant should provide professional services to produce a comprehensive conservation management plan for the Monument Drive Area and surrounds. Works should include detailed research and analysis of the study area, assessment of issues, opportunities and threats and development of management objectives in the following areas:

- Wildlife conservation and management of key habitats, protected species, other key flora and fauna;
- Conservation and management of archaeological features and sites;
- Forestry, wood pasture and veteran trees
- Leisure and recreation;
- Access (by car, on foot, by bicycle, on horseback, by coach or other means of shared transport);
- Restoration or reinstatement of specific features (perhaps now lost) from periods within the property's history;

It is the responsibility of the consultant to produce all the elements required under the contract. In particular, the consultant must make provision for a lead consultant to call, arrange, lead and report on regular update meetings throughout the period of the contract. Such meetings must take place at least every 4 weeks throughout the contract period.

Part 2 The Fees

The consultant should provide a fixed price for delivery of the contract inclusive of all cost and expenses. This must include the cost of all ancillary reports commissioned to support this work.

Details of payment terms should be provided.

Part 3 Insurance Products

The Consultant shall maintain the following insurance products for the duration of this Agreement and shall provide evidence of such insurance products on request:

- Public Liability Insurance with cover of at least £5,000,000.00 (five million pounds);
- Professional Indemnity Insurance with cover of at least £5,000,000.00 (five million pounds);
- Employer's Liability Insurance with cover of at least £5,000,000.00 (five million pounds).

TERMS AND CONDITIONS

Consultancy Services Contract

1. NATURE OF AGREEMENT

1.1. These terms and conditions (the "**Special Conditions**") and any Purchase Order issued to the Consultant by the Trust from time to time shall together form the Agreement for the provision of the Services (the "**Agreement**") and, for the avoidance of doubt, in the event of any conflict between the terms set out in these Special Conditions and the terms of any Purchase Order, these Special Conditions shall take precedence.

1.2. The relationship of the Consultant to the Trust will be that of independent contractor and nothing in this agreement shall render the Consultant an employee, worker, agent or partner of the Trust and the Consultant shall not hold itself out as such.

1.3. This agreement constitutes a contract for the provision of services and not a contract of employment and accordingly the Consultant shall be fully responsible for and shall indemnify the Trust and any entity referred to in Clause 11.2 (the '**Trust Group**') for and in respect of:

1.4. any income tax, National Insurance and social security contributions and any other liability, deduction, contribution, assessment or claim arising from or made in connection with the performance of the Services, where the recovery is not prohibited by law.

1.5. any liability arising from any employment-related claim or any claim based on worker status (including reasonable costs and expenses) brought by the Consultant or its staff or contractors against any member of the Trust Group arising out of or in connection with the provision of the Services.

2. APPOINTMENT

This Agreement shall commence on the date described in the Project Brief (the '**Commencement Date**') and shall (subject to clause 8) continue until the satisfactory completion of the Services by the Consultant (as determined by the Trust) or until terminated by either party giving one (1) months' notice in writing to the other.

3. FEES

3.1. In consideration of the proper provision of the Services in accordance with the terms of this Agreement, the Consultant shall be paid the fees calculated in accordance with the Project Brief plus VAT ("the **Fees**").

3.2. The Trust shall not be liable for any travel, accommodation or other expenses incurred by the Consultant except where agreed in the Project Brief or otherwise in writing and then only in accordance with the Trust's policies and procedures in relation to expenses as they apply to Trust staff.

3.3. No Fees shall be payable in respect of any period during which the Services are not provided (whether as a result of ill health or injury of the Consultant or its staff or contractors or otherwise).

3.4. The Trust shall be entitled to deduct from the Fees (and any other sums) due to the Consultant any sums that the Consultant may owe to the Trust or any member of the Trust Group at any time.

4. SERVICES

4.1. The Consultant will ensure that at all times it will provide the Services to the Trust in accordance with the Trust's instructions. The Consultant will at all times keep the Trust informed of the progress of matters relating to the provision of the Services and will comply with all reasonable requests for information.

4.2. The Consultant shall not be entitled to assign or sub-contract the performance of the Services in whole or part without the prior written consent of the Trust.

4.3. The Consultant shall at all times provide the Services with all due skill and care, to a high professional standard, in accordance with all applicable laws, regulations and codes of practice (including where relevant the CAP codes) and to the reasonable satisfaction of the Trust.

4.4. Unless specifically authorised to do so by the Trust in writing, the Consultant shall not have any authority to incur any expenditure in the name of or for the account of the Trust or hold itself out as having authority to bind the Trust.

4.5. The Consultant shall comply with all reasonable standards of safety and comply with the Trust's health and safety procedures from time to time in force at the premises where the Services are provided and report to the Trust any unsafe working conditions or practices

4.6. The Parties agree that the Project Brief may be amended by agreement from time to time to reflect changes in the Trust's requirements and the Consultant shall in such

case accurately record and submit any such changes to the Trust for it to approve.

5. CONFIDENTIALITY AND GOODWILL

The Consultant will at all times treat and safeguard as private and confidential all confidential information, trade secrets and data relating to the Trust or any of its customers and will not reproduce, copy or use in any way any such information except as may be strictly necessary in order to properly perform the Services.

6. INTELLECTUAL PROPERTY

6.1. For the purposes of this agreement 'Intellectual Property Rights' means all patents, rights to inventions, copyright and related rights, moral rights, trade marks, trade names and domain names, rights in get-up, rights in goodwill or to sue for passing off, rights in designs, rights in computer software, database rights, rights in confidential information (including know-how and trade secrets) and any other intellectual property rights, in each case whether registered or unregistered and including all applications (or rights to apply) for, and renewals or extensions of, such rights and all similar or equivalent rights or forms of protection which may now or in the future subsist in any part of the world.

6.2. All copy, design work, art work, reports, information and other materials procured, generated or supplied by the Consultant in the course of providing the Services (together the 'Materials') including any Intellectual Property Rights which the Consultant may have or acquire in such Materials or which may arise in relation to such Materials shall belong to the Trust. The Consultant hereby assigns by way of present assignment of future copyright, where applicable, to the Trust all copyright and all other Intellectual Property Rights (whether in existence now or coming into existence at any time in the future) in the Materials.

6.3. In the event that any Materials make use of any pre-existing third party materials or the Consultant is unable to obtain an assignment of copyright or other Intellectual Property Rights in relation to any new creative work or materials having used all reasonable endeavours to do so, the Consultant will obtain and provide to the Trust a written licence to use such work or materials in accordance with the Trust's required purposes.

6.4. The Consultant shall ensure that the Trust's use of the Materials in accordance with the terms of this Agreement will not infringe the intellectual property rights of any third party.

6.5. The Consultant will at the Trust's request sign all documents and do all other things as may be necessary to ensure that the purpose of this clause 6 is fulfilled to perfect title in the Trust.

6.6. The Consultant shall on request supply all digital files containing the Materials to the Trust. Where the Trust unreasonably exercises its rights under this Clause 6.6 in respect of a digital file that has previously been supplied to the Trust the Trust shall reimburse the reasonable costs incurred by the Consultant in complying with this Clause 6.6.

6.7. The Consultant agrees to indemnify the Trust and keep it indemnified at all times against all or any costs, claims, damages or expenses incurred by the Trust, or for which the Trust may become liable, with respect to any Intellectual Property Rights infringement claim or other claim relating to the Services.

6.8. The Consultant waives any moral rights, and shall procure any necessary waiver from any relevant third party, in the Materials to which it is now or may at any future time be entitled under Chapter IV of the Copyright Designs and Patents Act 1988 or any similar provisions of law in any jurisdiction, including (but without limitation) the right to be identified, the right of integrity and the right against false attribution, and agrees not to institute, support, maintain or permit any action or claim to the effect that any treatment, exploitation or use of such Materials or other materials infringes the Consultant's moral rights.

6.9. The provisions of this Clause 6 shall survive termination or expiry of this Agreement for any reason.

7. INSURANCE AND LIABILITY

7.1. The Consultant shall maintain the insurance products referred to in the Project Brief throughout the term of the Agreement.

7.2. Subject to Clause 7.3 the Trust's and every member of the Trust Group's total aggregate liability in relation to this Agreement shall not exceed the amount of the Fees properly incurred in the 12 months preceding the date of the relevant claims, whether such liability arises in contract, negligence or any other tort or as a result of the Trust's or any member of the Trust Group's deliberate repudiatory breach.

7.3. Nothing in this Agreement shall exclude or limit the liability of the Trust or any member of the Trust Group for death or personal injury arising in negligence, for fraud or fraudulent misrepresentation or any other liability that cannot be legally limited or excluded.

8. TERMINATION

8.1. Either party may terminate this Agreement in whole or in part with immediate effect if the other party:

8.1.1. is in material or persistent breach of any of its obligations as set out in this Agreement; or

8.1.2. is the subject of any petition for winding up or an administration order, or has a bankruptcy petition presented against him or is unable to pay its debts as and when they fall due.

8.2. The Trust may terminate this Agreement in whole or in part with immediate effect if the Consultant:

8.2.1. or any of the Consultant's staff or sub-contractors engaged in relation to this Agreement is convicted of any criminal offence (other than an offence under any road traffic legislation in the United Kingdom or elsewhere for which a fine or non-custodial penalty is imposed);

8.2.2. is in the reasonable opinion of the Trust negligent or incompetent in the performance of the Services;

8.2.3. is incapacitated (including by reason of illness or accident) from providing the Services for an aggregate period of 10 working days in any 52-week consecutive period;

8.2.4. commits any fraud or dishonesty or acts in any manner which in the opinion of the Trust brings or is likely to bring the Consultant or the Trust or any member of the Trust Group into disrepute or is materially adverse to the interests of the Trust or any member of the Trust Group.

8.3. On termination or expiry of this Agreement the Consultant shall:

8.3.1. immediately deliver to the Trust all copies of Material and any Trust property in its possession or under its control;

8.3.2. irretrievably delete any information relating to the business of the Trust or any member of the Trust Group stored on any magnetic or optical disk or memory and all matter derived from such sources which is in its possession or under its control outside the premises of the Trust.

9. BRIBERY

The Consultant shall:

9.1. comply with all applicable laws, regulations, codes and sanctions relating to anti-bribery and anti-corruption including but

not limited to the Bribery Act 2010 (Relevant Requirements);

9.2. not engage in any activity, practice or conduct which would constitute an offence under sections 1, 2 or 6 of the Bribery Act 2010 if such activity, practice or conduct had been carried out in the UK;

9.3. comply with the Trust's Anti-bribery and Anti-corruption Policies as may be communicated by the Trust to the Consultant from time to time);

10. DATA PROTECTION

10.1. The Consultant consents (and where necessary shall procure consent) to the Trust, and any member of the Trust Group, holding and processing data relating to the Consultant and its staff and contractors for legal, personnel, administrative and management purposes.

10.2. The Consultant shall ensure that it and its contractors and staff engaged in the provision of the Services do not cause the Trust or any member of the Trust Group to breach the Data Protection Act 1998 and in the event that the Consultant processes personal data on behalf of the Trust it shall do so in accordance with best industry practice, maintaining appropriate security procedures at all times and in accordance with the Trust's instructions.

11. GENERAL

11.1. This Agreement constitutes the entire Agreement in respect of the Consultant's appointment and supersede any other arrangement or understanding relating to such appointment.

11.2. The provisions of this Agreement may at the option of the Trust be enforced by the National Trust for Places of Historic Interest or Natural Beauty (Registered Charity Number 205846) and any entity controlled by or under common control with such organisation.

11.3. This Agreement shall be interpreted in accordance with English law and shall be subject to the exclusive jurisdiction of the English courts.

Appendix 2. National Trust Non-disclosure Agreement

To: [Contractor]
[Address]

Date:

Dear [Sirs]

NON-DISCLOSURE AGREEMENT

I am writing to confirm the terms and conditions upon which the National Trust (Registered Charity Number 205846) ("the **Trust**") and [insert full details for other party including company number where relevant] ("the **Contractor**") agree to provide certain confidential information to one another in order to discuss and progress the Ashridge Estate Monument Drive Conservation Management Plan ("the **Project**").

Please confirm your acceptance of the terms set out in this letter and the attached Terms and Conditions by countersigning and returning the enclosed copy of this letter.

Yours [sincerely / faithfully]

.....

[Insert position]

For and on behalf of

[The National Trust for Places of Historic Interest and Natural Beauty]

I, [insert name of signatory] confirm my acceptance of the Terms and Conditions and Project Brief attached to this letter on behalf of [insert name of Contractor].

Signed.....

Job Title.....

Date.....

TERMS AND CONDITIONS

1. Defined Terms

'Confidential Information' means any information in any form that is disclosed by one Party to the other Party and which is clearly identified by the disclosing party at the time of disclosure (or afterwards) as being of a confidential nature or which should reasonably be assumed to be of a confidential nature (but excluding the information described in clause 2.2).

'Contractor', 'Project' and 'Trust' shall have the meanings set out in the covering letter to this Agreement.

'Party' means either the Trust or the Contractor as appropriate.

'Permitted Purpose' means considering, evaluating, negotiating and carrying out the proposed Project.

2. Confidentiality Obligations

2.1 In return for the parties disclosing to each other Confidential Information, each Party shall in relation to the Confidential Information disclosed to it by the other Party:

2.2 keep such Confidential Information secret;

2.2.1 use such Confidential Information only for the Permitted Purpose; and

2.2.2 not directly or indirectly disclose such Confidential Information to a third party.

2.3 Information is not Confidential Information if:

2.3.1 it is public knowledge other than as a result of the information being disclosed in breach of this Agreement;

2.3.2 such information is obtained from a third party not under any obligation of confidence in respect of the information; or

2.3.3 such information was known to receiving Party before the point of disclosure and it was not under any obligation of confidence in respect of such information.

2.4 Each party may disclose Confidential Information only:

2.4.1 to such of its officers, employees and agents as are strictly necessary for the Permitted Purpose;

2.4.2 to professional advisers or consultants engaged to advise it in connection with the Permitted Purpose; and

2.4.3 to bankers and potential investors and their professional advisers or consultants for the purpose of securing financing in relation to the Permitted Purpose.

2.5 Each Party shall:

2.5.1 inform anyone to whom it discloses the other Party's Confidential Information that the information is confidential; and

2.5.2 procure that anyone to whom it discloses the other Party's Confidential Information complies with this Agreement as if they were a party to it and, if the other Party so requests, that they enter into a confidentiality agreement with the other party on terms equivalent to those contained in this Agreement.

3. Duration

This agreement shall last for 3 years from the date of this Agreement.

4. Assignment and Third Parties

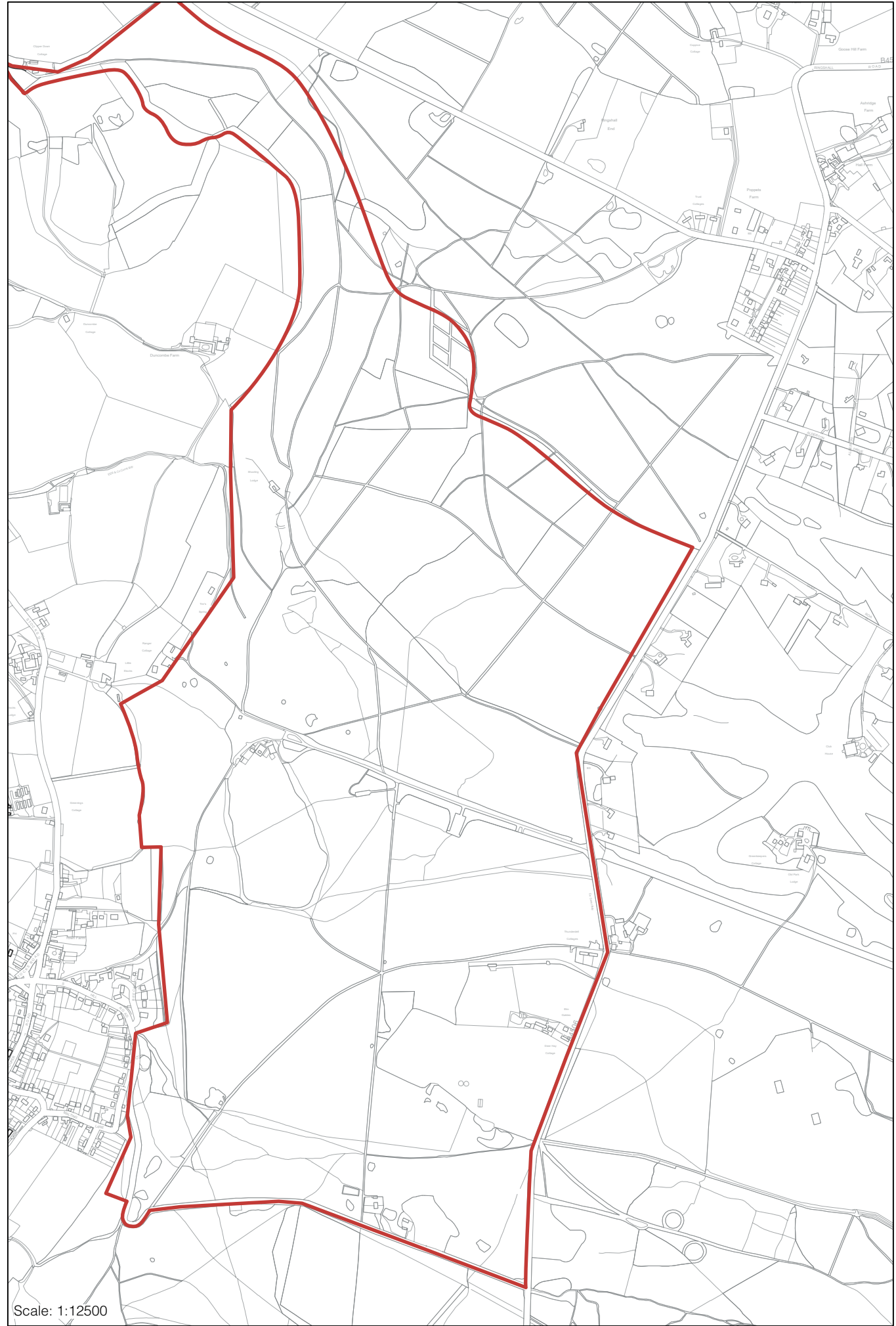
4.1 No person may assign any of its rights under this Agreement.

4.2 The National Trust for Places of Historic Interest and Natural Beauty (Registered Charity Number 205846) and any organisation controlled by such organisation may at its option enforce any of the terms of this Agreement as if it were the Trust.

5. Governing Law and Jurisdiction

This Agreement and all disputes and claims arising out of or in connection with its subject matter are governed by and construed in accordance with the laws of England and Wales and the Parties irrevocably agree that the courts of England and Wales have exclusive jurisdiction to settle any dispute that arises out of or in connect

End of document.



Scale: 1:12500

Appendix 22: A conservation management plan for the central area of the Ashridge Estate (part 1), September 2019