

Preliminary Tree Survey.

Bassetlaw Local Plan, A57/A1 Strategic Employment,

Tree Survey Dates: 10th & 30th October 2019.

Consultant: Conrad Daniels, FdSc (Arb).

Tree Survey Scope: To assess on the ground, the proposed area for a strategic employment site to deliver approximately 2000 (net) jobs. Consider if there is opportunity for the site to connect to the wider area.

Report Scope: A single sheet, brief, outline to determine;

- If access from the public highway would be constrained.
- Future management requirements/implications.
- Potential for mitigation (if necessary).

Supporting Documents: Maps from Bassetlaw District Council. Road and Plot Layout, drawing by KPP Architects.

SUMMARY: There are 3 major tree constraints, with possible alternative solutions.

- The proposed route would require the removal of very large, mature, significant trees, probably from the plantings of the Clumber Park Estate in the 18th & 19th century. There is a wide area of young trees at the middle to Eastern edge of plot 5, some of which has been allowed to become very overgrown in places. This would be a better route for the access road and roundabout. Additionally there is a large mature avenue of lime trees crossing through the Eastern corner of plot 8. Any development close to these would be detrimental to this significant & historical landscape feature. A similar avenue is to Western boundary of the site as well as mature, mixed broadleaf woodland, which will slightly reduce the available space for plot 1.
- A Woodland Management Plan will be required for Forestry Commission approval for a felling license. Future tree inspection and management would be an additional cost as trees would become located alongside highways, byways and employment hubs. Benefits gained by people being in contact with nature have been shown to outweigh the costs.
- Replacement planting will probably be required by the Forestry Commission to offset trees removed for the road as well as at least one of the strips of conifers crossing the open field areas. One strip could be retained between plot 1 and the

rest of the site, providing screening of buildings and cover for wildlife. The area between the lime avenue and the A1 may provide an adequate restocking area for new planting to offset any felling for access and any other tree loss.

Findings: The Forestry Commission was established in 1919 to manage the UK's available standing timber resource for times of crisis. They strictly control felling licences and impose restocking conditions. There are certain exceptions for smaller areas and volumes, however, their role is to ensure woodland cover is maintained as well as under sound management. A Woodland Management Plan will be required in order to demonstrate sustainable felling and planting; along with other uses for the timber products and chance for visitors to enjoy nature and walking in woodland.

Located close to Clumber Park, the site has some valuable historic avenues and very large mature trees in the woodlands, probably planted as part of the original estate at one time. Mainly oak, beech and sweet chestnut, along with two avenues of lime trees, large rhododendron beds and a large yew and several large, yet still maturing, Wellingtonia or giant redwood trees. More recent forestry planting of conifers and some broadleaves has given continued tree cover at the site. The road should not be routed through the older, larger and more valuable trees as there is ample room within block plantations farther to the West that would accommodate this access with ease. The older trees have regenerated naturally resulting in a diverse age range of woodland that justifies retention in a suitable Woodland Management Plan.

A right of way exists through the woodland running parallel with the A57, which could serve well as a cycle-track, as would other tracks present for forestry extraction purposes. Green Drive to the East of the site, flanked with an avenue of mature limes, is a single-track, metalled road. The limes are planted 20 metres apart, some stems nearly a metre in Diameter at Breast Height (DBH) their resultant Root Protection Area (RPA) would exceed 40 metres in places – this would restrict the use of both this area and the area beyond the avenue to the East alongside the A1.

There is sufficient room for the proposal to work, with some of the land alongside the woodland included in a long-term management plan. This woodland could develop the

existing avenues including parkland for leisure and community activities - examples of this being successful include the award winning Ecclesall Woods in Sheffield, with craft workshops that have lead to a busy visitors centre to thrive. With 40%+ of woodlands in the UK presently unmanaged this proposal provides an excellent opportunity.