WELLS CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PLANNING ADVISORY COMMITTEE, WHICH MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN WELLS TOWN HALL ON THURSDAY 19th NOVEMBER 2026 AT 7PM

Please note this meeting will be recorded for the purpose of minute-taking.

Haylee Wilkins
Town Clerk

Town Hall, Market Place
Wells BA5 2RB

01749 673091
e-mail: townclerk@wells.gov.uk

12th November 2026

Committee members:
Cllrs: L Agabani (Vice chair), J Browne, S Eden, J Edmonds, G Folkard, D Orrett, S Powell (Chair), I Von Mensenkampff

AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

2 DECLARATIONS OF INTEREST
To receive Councillors' Declaration of Interests, made under the Council's Code of Conduct adopted 12th May 2022.

3 MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
To approve and sign the minutes of the meeting held on 22nd October 2026 and the meeting held under delegated authority on 6th November 2026

4 ACTIONS FROM PREVIOUS MEETINGS

Date	Action

5 MEETING OPEN TO THE PUBLIC
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.

6 PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
All planning applications can be viewed in detail on https://www.somerset.gov.uk/planning-buildings-and-land/ Members of the Public are welcome to express their views at the Parish Council Planning Advisory Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.

6.1 2026/0286/S106M
Modification of Schedule 2 of S106 relating to 2023/1275/FUL to vary trigger for payment of affordable housing to on or before occupation of 50% of the dwellings.
Location: Wells Police Station 18 Glastonbury Road Wells Somerset

6.2 2026/2107/HSE
Loft conversion at rear with flat roof dormer & rooflights to front
Location: St Mawes Clements Close Wells Somerset BA5 1UF

6.3 2026/2100/LBC
Listed Building Consent for the replacement of drive surface to the existing drive of Mullins House.
Location: 2 Mullins House New Street Wells BA5 2ST

6.4 2026/2119/LBC
Removal of chimney stack, re-build to the same dimensions and finish as current render.
Location: Flat 4 St Cuthberts Lodge 40 Chamberlain Street Wells Somerset

6.5 2026/2137/LBC
Replacement of existing access gates.
Location: Jocelyn House 11 North Liberty Wells Somerset BA5 2SS

6.6 2026/2048/HSE
Additional storey, including front extension & recladding of existing carport & garage
Location: 43 Bath Road Wells Somerset BA5 3HR

7 NOTIFICATION ONLY

7.1 2026/2017/CLP
Application for a proposed lawful development certificate for a new parking layout, demolition of extension (approved under 2024/0014/FUL). Application refers to 23 & 23a units which made up the building and are contained within the application boundary.
Location: 23 Broad Street Wells Somerset BA5 2DJ

7.2 2026/2114/CLP
Certificate of lawfulness of proposed perimeter edge planting/hedging to open garden area and inclusion of front gate to access garden..
Location: Shrewsbury House Mill Street Wells Somerset BA5 2AS

8 TREES

8.1 2026/2142/TCA
T1, T2 T3- Declining willow- Fell to ground level,
Location: Fairhaven Silver Street Wells Somerset BA5 1UN

9 NEIGHBOURHOOD PLAN

10 WOODLAND MANAGEMENT PLAN (associated documents attached)

11 DELEGATED RESPONSIBILITIES
To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting

12 ANY OTHER MATTERS OF URGENT REPORT

13 DATE OF NEXT MEETING: Thursday 17th December 2026, 6pm

EXCLUDE THE PRESS AND PUBLIC Note: If it is necessary for matters to be considered in confidence it will be proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press and public, in order that confidential items can be discussed.

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD ON THURSDAY 22nd OCTOBER 2026 AT 6PM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani (Vice Chair), D Denis (Mayor), S Eden

IN ATTENDANCE: Town Clerk: H Wilkins
Estates Manager: L Wassell
WCC Staff: C Hobbs
1 member of the public

26/108/P APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS
Cllrs: G Folkard, D Orrett, S Powell (Chair), I Von Mensenkampff

26/109/P NON ATTENDANCE: Cllrs: J Browne, J Edmonds

26/110/P DECLARATIONS OF INTEREST
None received

26/111/P MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
Cllr L Agabani signed the minutes of the meetings held on 17th September 2026 and 5th October 2026 under delegated authority.

26/112/P ACTIONS FROM PREVIOUS MEETING

Date	Action
	None

26/113/P MEETING OPEN TO THE PUBLIC
No members of the public wished to speak

26/114/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION

2026/1748/HSE
Erection of timber potting shed in front garden
Location: Three Gables North Road Wells Somerset BA5 2TL .
Recommendation: Support

2 2026/1923/HSE
Erection of detached garage.
Location: 28 Wood Close Wells Somerset BA5 2GA
Recommendation: Support

3 2026/1993/FUL and 2026/1994/LBC
Introduction of two structural steel beams and replacement of modern shopfront at ground floor level.
Location: 29 High Street Wells Somerset BA5 2AA
Recommendation: Support

26/115/P NOTIFICATION ONLY

1 2026/1862/CLP
Loft conversion with rooflights and rear flat roof dormer.
Location: 11 Lewmond Avenue Wells Somerset BA5 2TS

2 2026/1959/PAH
Single storey rear extension to rear of the dwelling by 3.825, with eaves height of 3m and an overall height of 3.2m to provide additional accommodation.
Location: 1 Stoberry Avenue Wells Somerset BA5 2TF

26/116/P TREES

1 2026/1893/TCA – **NOTIFICATION ONLY**
T1-Boxleaf Acer-Re-pollard
Location: 40A South Street Wells Somerset BA5 1SL

2 2026/1850/TCA - **NOTIFICATION ONLY**
T1 - Birch - Crown reduction by approx.. 4m & rebalance crown, with pruning cuts no greater than 75mm
Location: The Bishops Palace Market Place Wells Somerset BA5 2PD

26/117/P ANY OTHER MATTERS OF URGENT REPORT
Cllr D Denis reminded the Committee that as of 1st November there will be changes to the Planning process. There will be two categories. Applications for fewer than 100 houses and applications for over 100 houses and houses that fall under England Heritage. Objections or Officer disagreement to applications in group 2 will then be put to Somerset Planning Committee.
The Town Clerk clarified that the changes mean that Somerset local planning authority has more control of the process and reduces the time applications take to process.
A brief discussion took place regarding the opportunities that the public will have to give opinions to applications and these changes are national changes.
The Town Clerk assured that it opens up opportunities for Wells City Council to contact officers and applications will still require consideration, but in a faster paced process.

The Facilities Manager reported that she had been asked to look into works taking place at an address in Chamberlain street, but was informed that an application had been received and would appear on the Planning Advisory agenda on 19th November 2026.

The Town Clerk mentioned that there would be an item pertaining to the Godney Gathering, scheduled for 12th July 2027 as the new location, although not in the Parish of Wells City, is in a neighbouring Parish of St Cuthbert Out and Wells' roads may be impacted.

26/118/P DELEGATED RESPONSIBILITIES
To delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting

26/119/P DATE OF NEXT MEETING: Thursday 19th November 2026, 7pm

Minutes Signed by the Chair …….

Date …….....……...

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE PLANNING ADVISORY COMMITTEE HELD UNDER DELEGATED AUTHORITY ON 6TH NOVEMBER 2026 AT 9.00AM AT WELLS TOWN HALL

MEMBERS PRESENT: Cllrs: L Agabani, D Orrett, S Powell (Chair)

IN ATTENDANCE: Town Clerk: H Wilkins

26/120/P DECLARATIONS OF INTEREST
Cllr D Orrett declared a non-pecuniary interest in application 2026/2020/HSE

26/121/P PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION
All planning applications can be viewed in detail on https://www.somerset.gov.uk/planning-buildings-and-land/ Members of the Public are welcome to express their views at the Parish Council Planning Advisory Committee as well as direct to Somerset Council. Click on planning application reference numbers to link to Somerset website for further details or comments.

1 2026/1987/FUL
Repainting of render, remove existing black paint back to original stonework, repainting/repair of existing windows/door, new timber door/windows, erection of low stone wall and metal railings/gate. Change of use from office to dwelling.
Location: St Lawrence Lodge 37 Chamberlain Street Wells Somerset BA5 2PQ
Recommendation: Support

2 2026/2020/HSE
Dropped Kerb to front on Ash Lane
Location: 55 Ash Lane Wells Somerset BA5 2LW
Comments are welcome by 12th November 2026
Recommendation: Support

3 2026/2064/HSE
Single storey extension to rear of property.
Location: Sycamore House 2 Mountery Close Wells Somerset BA5 2QW
Comments are welcome by 18th November 2026
Recommendation: Support

26/122/P ANY OTHER MATTERS OF URGENT REPORT
None received.

26/123/P DATE OF NEXT MEETING: Thursday 19th November 2026, 7pm

Minutes Signed by the Chair ……Date ……..……..

Woodland Management Plan

To be completed by the plan author:		
Woodland or Property name	**Wells Estate**	
Woodland Management Plan case reference	**2247061**	
The landowner agrees this plan as a statement of intent for the woodland		**Yes**
Plan author name	**Bill Ayers**	

For FC Use only:				
Plan Period *(dd/mm/yyyy - Ten years)*	**Approval Date:**		**Approved until:**	
Five Year Review Date				

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 ☑
1	**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.	• Management plan objectives are stated. • Consideration is given to environmental, economic and social objectives relevant to the vision for the woodland.	Yes
2	**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.	Management intentions communicated in ***Sect. 6*** of the management plan are in line with stated objective(s) ***Sect. 2***. Management intentions should take account of: • 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
3	**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.	• Survey information (***Sect. 4***) identifies any designations that impact on woodland management. • Management intentions (***Sect. 6***) have taken account of any designations.	Yes
4	**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. 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.	• 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
5	**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.	• 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
6	**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.	• 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

Section 1: Property Details

Woodland Property Name		Wells Estate	
Name	Savills on behalf of - Church Commissioners for England	Owner	
Email	PMartin@savills.com	Contact Number	01225 474 563
Agent Name (if applicable)		Bill Ayers	
Email	bill@ayersforestry.co.uk	Contact Number	07831 328434
County	Somerset	Local Authority	Wells City Council
Grid Reference (e.g. ST 625 785)	ST 552 448	Single Business Identifier	107600913
What is the total area of this woodland management plan? (In hectares)		11.26	
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? (PLEASE NOTE: Google Maps/ images of maps will not be accepted because they are copyright protected and should not be used commercially without the appropriate licencing from Google).		Map 1 - Location Map Map 2 – Compartments Map 3 – Constraints & Designations Appendix 1 – Priority Habitats Appendix 2 – TPO Plan – Park Wood Appendix 3 – NBN Records	
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	Yes
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

To develop your long term vision, you need to express as clearly as possible the overall direction of management for the woodland(s) and how you envisage it will be in the future. This covers the duration of the plan and beyond.

2.1 Vision

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

The vision is to ensure that the woodlands provide recreation, leisure and enjoyment, whilst providing environmental protection, enhancement and a source of sustainable timber and biodiversity enhancement. The woodland must be a sustainable asset to the owners and to remain cost neutral where possible in terms of expenditure/income. Local access is prevalent on this site and attracts a number of walkers, highlighting the sites importance from a landscape and amenity perspective.

The long-term vision for the estate is to maintain and improve the woodland and its inherent characteristics for future generations, enhancing the landscape profile, whilst improving the health and vigour of individual stands and their structure, diversity and resilience. The woods are to provide a valuable, healthy habitat for a range of species promoting local biodiversity whilst simultaneously manging and utilising sustainable timber production, diversifying and ensuring the woodland is resilient against climatic change, pests and disease.

A number of veteran and future veteran trees exist within the property, and these will be retained, mapped and enhanced with help through government grant support.

The plan is geared towards managing the estate's woodland on a sustainable rotation using continuous cover techniques as far as possible, this will reduce the need for clear felling and therefore maintain cover in the key areas. Recent felling under FLA 018/1013/2023 has tackled some of the ash suffering from *Hymenoscyphus fraxineus* (ash dieback) and restocking of a varied array of species will help towards developing the future resilience and structure within this special ASNW. Other areas of ash will be retained at 10% where safe to do so, but intervention may still be required, and the conditions of the existing licence have been drafted into this plan.

Thinning over the forthcoming plan period will allow a regular series of interventions where required, planning for 'worst case scenario' with regards ash dieback, and opening opportunities to explore Higher Tier funding through CWD2: Woodland Improvement, CWS8: Native and ASNW Woodland Supplement and CWS5: Resilience Supplement, as well as a commitment to manage pests through the PA7 application process.

2.2 Management Objectives

State the objectives of management demonstrating how sustainable forest management is to be achieved. Objectives are a set of specific, quantifiable statements that represent what needs to happen to achieve the long term vision.

No.	Objectives (include environmental, economic and social considerations)
1	Maintain a healthy sustainable timber resource for the estate and improve stocking density, diversity and enhancement of ASNW features
2	Maintain and improve woodland structure and landscape amenity, improving resilience in response to climatic change
3	Implement zone ride management and water quality improvements where viable through support from Countryside Stewardship Higher Tier (CS HT) and a commitment to ensure open space is between 10-20% as per UKFS guidelines
4	Retention of ash at 10% within Forest Management Unit (FMU) where safe to do so
5	Retain fallen and standing dead wood at a minimum of 30%, or 20m3 p/ha, throughout the FMU and protect and enhance any current or future veteran species
6	Formulate a deer and squirrel management plan in light of CS HT application support
7	Improve access for timber extraction through government funding and support of CS HT to improve woodland infrastructure

Section 3: Plan Review – Achievements

Use this section to identify achievements made against previous plan objectives. This section should be completed at the 5 year review and could be informed through monitoring activities undertaken.

Objectives	Achievement

Section 4: Woodland Survey

This section is about collecting information relating to your woodland and its location, including any statutory constraints i.e. designations.

4.1 Description

Brief description of the woodland property:
This plan covers some of the key woodlands to the south of Wells City which are important features in the local landscape, although not particularly visible from the city centre, they form a band of woodland surrounding the city and are a valued asset to locals. It is classified as an example of NVC type W10. **Location** – Wells city lies just 500m to the northwest of the woodland and is within easy reach for dog walkers and other recreational use. Sustrans Cycleway 3 runs to the south of compartment 2 and the woodland is dissected by the A371. The woodlands are located at the foot of the steep Mendip Hills limestone escarpment where it transitions into flat or gently undulating lowlands. **Landscape Character Area** – Listed as LCA 12c,a part of LCT 12 - Limestone Lowland Hills, located in the north-east of the LCT protruding above the Peat and Clay Moors (LCT 11) and the Tributary Valley Farmland (LCT 26). It is bordered to the north by Wooded Limestone Slopes (LCT 2) (Somerset Landscape Character Assessment). **Designations** – Both compartments are designated as Ancient Semi-Natural Woodland (ASNW). Bishop's Palace Registered Park & Garden sits immediately to the north of compartment 2. Wells Conservation Area lies just over 500m to the northwest. 3.5km northwest is the North Somerset & Mendip Bats SAC. The National Nature Reserve of Torhill Wood lies 400m to the north. **Topography, Geology & Riparian features** – Dominated by Carboniferous Limestone ridges and sandstone formations (such as Pen Hill), with younger Triassic strata and gravel deposits underlying the settlement (BGS Geology Viewer). A tributary of the nearby River Sheppey run around the northern periphery of compartment 2.

Soils – The UK Soil Observatory shows a designation of Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage, moderate to high fertility rate.

Woodland composition - They are mixed woods entirely of broadleaf composition. This mix gives good diversity in terms of structure and winter cover/shelter for the flora and fauna. ASNW designations exist on site and have been mapped within application, however, a small section of compartment 2 to the southwest is not recorded as ASNW.

Access – The Monarch Way runs through compartment 2 and links to compartment 1 via another PRoW to the southwest. The site is high use and attracts local dog walkers and some unwanted issues, such as unofficial cycle trails. The nearby Bishop's Palace is a highly frequented visitor attraction and draws a number of these visitors to the woodland as part of extended parkland, which offers excellent access opportunities.

History - Park Wood is a historic section of the wider medieval deer park established for The Bishop's Palace in Wells, Somerset. In 1207 King John granted Bishop Jocelin the right to create a deer park to the south of the palace. The large medieval deer park was eventually disparked in the 16th/17th Century. By the 18th century, most of the former parkland was converted to agricultural pasture (Historic England).

Management History – The woodland has been actively and sensitively managed through regular interventions for a number of years by the current owner. Recent deterioration in ash has resulted in more intensive intervention and restock support to diversify the species as noted in reference to FLA 018/1013/2023 above. A number of veterans and future veterans exist within the woodland and boundaries and will be protected and enhanced with support from CS HT. Bat species are likely present, and will form part of the decision making in relation to the nearby SAC during any operations. Sufficient checks are made before any operations and will continue be made before any future works are conducted as per FC Guidelines.

4.2 Information

Use this section to identify features that are both present in your woodland(s) and where required, on land adjacent to your woodland. It may be useful to identify known features on an accompanying map. Woodland information for your property can be found on the Magic website and the Forestry Commission Land Information Search.

Feature	Within Woodland(s)	Cpts	Adjacent to Woodland(s)	Map No
Biodiversity - Designations				
Site of Special Scientific Interest	No		No	
Special Area of Conservation	No		No	
Tree Preservation Order	Yes	All	No	App. 2
Conservation Area	No		No	
Special Protection Area	No		No	
Ramsar Site	No		No	
National Nature Reserve	No		No	
Local Nature Reserve	No		No	
Other (please Specify):	No		No	
Notes				

Feature		Within Woodland(s)	Cpts	Map No	Notes
Biodiversity - European Protected Species					
Bat	Species (if known)	Yes – but not confirmed	All	N/A	NBN Atlas (results attached as App.3) and Woodland Wildlife toolkit suggest several species present and using site including Barbastelle , Bechstein's Bat, Greater Horseshoe Bat, Lesser Horseshoe Bat, Noctule, Soprano Pipistrelle, Brown Long-eared bat. Park Wood will offer hunting and roosting potential for the nearby SAC.
Dormouse		Unknown	Unknown	N/A	Present within county – no known records on-site.

Great Crested Newt		No			
Otter		No			
Sand Lizard		No			
Smooth Snake		No			
Natterjack Toad		No			
Biodiversity – Priority Species					
Schedule 1 Birds	Species:	No	All	N/A	No scheduled records, but prominent species such as nightingale and lesser spotted woodpecker recorded on site
Mammals (Red Squirrel, Water Vole, Pine Marten etc)		No			
Reptiles (grass snake, adder, common lizard etc)		No			
Plants		Yes	All	2	AWIs present throughout site confirming ASNW status. Examples include dogs mercury (*Mercurialis perennis*), yellow pimpernel (*Lysimachia nemorum*) and early-dogs violet (*Viola reichenbachiana*).
Fungi/Lichens		Yes	All	N/A	As per Woodland Wildlife Toolkit: *Bacidia incompta, Collema fragrans, Lecania chlorotiza, Usnea articulata, Wadeana dendrographa*
Invertebrates (butterflies, moths, beetles etc)		Yes	All	N/A	Dingy Skipper, Duke of Burgundy, Violet Oil Beetle
Amphibians (pool frog, common toad)		No			
Other (please Specify):		No			
Historic Environment					
Scheduled Monuments		No			
Unscheduled Monuments		Yes	2	N/A	BANeS HER suggests a number of

				features are within the surrounding landscape, of particular note are 16837: Second World War anti-tank ditch and 39078: Dam and pond, Park Wood which are within or immediately adjacent to the woodland. All we protected during operations and enhanced were possible.
Registered Parks and Gardens	Yes	1,2	3	Grade II listed 24808: Park, SW of the Bishop's Palace, Wells
Boundaries and Veteran Trees	Yes	Throughout	N/A	Veterans and future vets will be mapped, protected and enhanced in preparation for CS HT application.
Listed Buildings	No			
Burial Grounds	No			
Other (please Specify):	No			
Landscape				
National Character Area (please Specify): 141 Mendip Hills & 143 Mid Somerset Hills				
National Park	No			
Area of Outstanding Natural Beauty	No			
Other (please Specify):	No			
People				
CROW Access	No			
Public Rights of Way (any)	Yes	2	3	Monarch's Way
Other Access Provision	Yes	2	N/A	Permissive access is exercised throughout the woodland
Public Involvement	No			
Visitor Information	No			
Public Recreation Facilities	No			
Provision of Learning Opportunities	No			

Anti-social Behaviour	Yes	2	N/A	Unauthorised cycle trails exist on-site
Other (please Specify):	No			
Water				
Watercourses	Yes	2	3	Tributary of River Sheppey
Lakes	No			
Ponds	Yes	2	3	The stream that runs along the N side of Park Wood is dammed by a low wall to make a pond. The pond is likely to have been constructed for livestock following the disemparkment of the Bishop's Park. Ref 39078: Dam and pond, Park Wood.
Other (please Specify):	No			

4.3 Habitat Types

This section is to consider the habitat types within your woodland(s) that might impact/inform your management decisions. Larger non-wooded areas within your woodland should be classified according to broad habitat type where relevant this information should also help inform your management decisions. Woodlands should be designed to achieve a diverse structure of habitat, species and ages of trees, appropriate to the scale and context of the woodland.

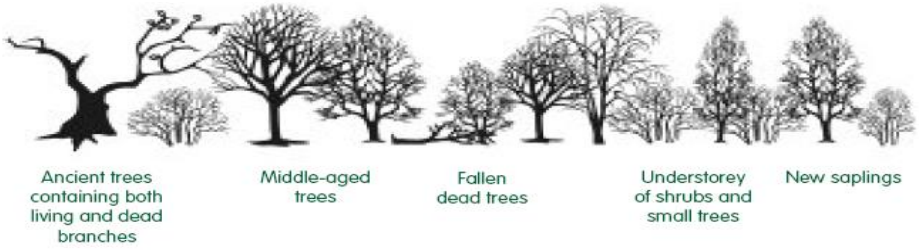
Feature	Within Woodland(s)	Cpts	Map No	Notes
Woodland Habitat Types				
Ancient Semi-Natural Woodland	Yes	1,2	3	NVC W10
Planted Ancient Woodland Site (PAWS)	No			
Semi-natural features in PAWS	No			
Lowland beech and yew woodland	No			
Lowland mixed deciduous woodland	Yes	All	App. 1	Deciduous woodland throughout
Upland mixed ash woods	No			
Upland Oakwood	No			
Wet woodland	No			
Wood-pasture and parkland	No			
Other (please Specify):	No			
Non Woodland Habitat Types				
Blanket bog	No			
Fenland	No			
Lowland calcareous grassland	No			
Lowland dry acid grassland	No			
Lowland heath land	No			
Lowland meadows	No			
Lowland raised bog	No			
Rush pasture	No			
Reed bed	No			
Wood pasture	No			
Upland hay meadows	No			
Upland heath land	No			
Unimproved grassland	No			
Peat lands	No			
Wetland habitats	No			
Other (please Specify):	No			

4.4 Structure

This section should provide a snapshot of the current structure of your woodland as a whole. A full inventory for your woodland(s) can be included in the separate Plan of Operations spreadsheet. Ensuring woodland has a varied structure in terms of age, species, origin and open space will provide a range of benefits for the biodiversity of the woodland and its resilience. The diagrams below show an example of both uneven and even aged woodland.

Woodland Type (Broadleaf, Conifer, Coppice, Intimate Mix)	**Percentage of Mgt Plan Area**	**Age Structure (even/uneven)**	**Notes (i.e. understory or natural regeneration present)**
Native Broadleaf	90%	Uneven	Predominantly oak, ash and beech. Bracken and bramble, some hazel and numerous AWIs. Signs of natural regen apparent for species such as BE, OK, AH and a number of WSH including HAW and FM.
Open space	10%		Native flora present

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



Even-aged woodland – tidy but of low diversity



Section 5: Woodland Protection

Woodlands in England face a range of threats; this section allows you to consider the potential threats that could be facing your woodland(s). Use the simple Risk Assessment process below to consider any potential threats to their woodland(s) and whether there is a need to take action to protect their woodlands.
Note: To add more tables, Copy the table and Paste below.

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 (e.g. Ash Dieback, *Phytophthora*, Needle Blight etc)	Ash Dieback
Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	Low
Response (inc protection measures)	Some of the affected ash has recently been felled in Cmprt 2 and due to be restocked through the Woodland Tree Health grant, but ongoing management may still be required in retained areas. 10% retention will be maintained throughout the woodland as a whole and diverse, resilient species selected for restock. Ash which poses no significant threat to H&S will be retained, and in areas where deadwood (both standing and fallen) would be beneficial. Ash dieback has been found on the whole of woodland affecting both younger and mature trees alike. Ash is an important feature within the woodlands and as there are levels of public

	access the risk from the disease is considered moderate. Regular tree safety inspections are conducted. Any replating will see the use of a wider range of species to ensure the longevity of the woodlands. Species selection will take into account the local soil conditions, favoured species include oak, hornbeam, field maple, small leaved lime and woody shrubs such as dogwood and guelder-rose based on results from ESC and detailed soil analysis. Ash is an important part of the current wildlife habitat and the restocking species must offer similar habitat value to avoid any negative impact on the woodland. Where safe to do so dying ash trees will be left standing or brash stacked to support wildlife through the creation of deadwood habitat, in line with UKFS. Where unsafe to do so, brash will be burnt on-site to retain permissive access routes to a safe standard. Management operations will be in line with current best practice and recommendations from Forest Research and the Forestry Commission.

Threat (e.g. Ash Dieback, *Phytophthora,* Needle Blight etc)	*Phytophthora pluvialis*
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Low
Response (inc protection measures)	Maintain regular thinning to increase airflow through stands maintaining health and vigour and stimulating natural regen where possible and not at odds with PAWs restoration.

	Natural regeneration will be encouraged with restock being a viable alternative. Restock will be protected with short guards and effective deer management. Any signs of deterioration, such as needle cast, shoot dieback, and bleeding stem cankers will be reported via Tree Alert.

Threat (e.g. Ash Dieback, *Phytophthora,* Needle Blight etc)	Emerging diseases, such as Acute Oak Decline and *Tortrix viridana* / Oak Processionary Moth
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Low
Response (inc protection measures)	Monitor and remove affected trees through thinning and felling if presenting safety hazard. Diversify stands where possible and report via Tree Alert if identified. The owner lives on-site and will regularly walk the woodlands to observe any possible threats or deterioration. Obvious signs would be dark bleeding stem cankers, internal bark decay, and wood-boring beetle galleries. Symptoms of OPM to be observed and aware of include caterpillars moving in nose-to-tail lines and distinctive white, silken, web-like nests on trunks and larger branches that turn brown over time.

Threat (e.g. Ash Dieback, *Phytophthora,* Needle Blight etc)	Laurel
Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	Low
Response (inc protection measures)	Laurel to be cut and controlled to prevent spread.

5.3 Deer

Species - Likelihood of presence (high/medium/low)	Roe – Low (as shown on Forestry Map Browser LIS)
Impact (high/medium/low)	Medium
Response (inc protection measures)	Populations identifiable on-site through regular walking and assessment of browse line. Official deer survey may be an option and the Woodland Condition Assessment in years 1 and 9 will help support the population numbers and impact. Deer management will be a necessary part of ongoing management with a view to creating a Deer Management Plan (PA7 CWS1) when applying for CS HT. Minimal deer management is currently taking place due to funding and resource restraints. Exclosure plots will be utilised to observe contrast during CS HT process.

5.4 Grey Squirrels

Likelihood of presence (high/medium/low)	High
Impact (high/medium/low)	Medium
Response (inc protection measures)	Maintain high levels of control by trapping and shooting which will be introduced through CS HT support. Numbers will be monitored. Areas will focus on controlling around vulnerable crops. These will normally be between the ages of 10 yrs to 25yrs and mostly the broadleaves. Corridors used to access woods will also be trapped. Care will be taken not to draw them into vulnerable areas of recent restock and a management plan will be established through PA7 CWS3.

5.5 Livestock and Other Mammals

Threat (Sheep, Horse, Rabbit etc)	Hare and rabbit
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Low
Response (inc protection measures)	Newly planted trees will be sufficiently protected with guards

Threat (Sheep, Horse, Rabbit etc)	
Likelihood of presence (high/medium/low)	
Impact (high/medium/low)	
Response (inc protection measures)	

5.6 Water & Soil

Threat (Soil Erosion, Acidification of Water, Pollution incidents etc)	Diffuse Pollution
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Medium
Response (inc protection measures)	Care when thinning on steep banks to prevent erosion. Contractors will carry spillage kits and undertaken refuelling away from these sensitive areas or other watercourses – a buffer zone of 20m to be enforced along water course and nearby pond. Lop and top from harvesting will not block drains or watercourses. Wet conditions will be avoided to prevent incidents and brash mats regularly utilised to protect soils and watercourses where appropriate. UKFS water guidelines will be followed at all times during operations.

Threat (Soil Erosion, Acidification of Water, Pollution incidents etc)	
Likelihood of presence (high/medium/low)	
Impact (high/medium/low)	
Response (inc protection measures)	

5.7 Environmental

Threat (Pollution, Fire, Flood, Wind, Invasive Species, etc)	Wind
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	High winds are tending to be more of a feature of the British weather. Stands need to be managed with this in mind. Regular thinning and a move towards more irregular stands to improve stand stability.

Threat (Pollution, Fire, Flood, Wind, Invasive Species, etc)	Japanese Knot Weed, Himalayan Balsam and other invasive plants
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	High
Response (inc protection measures)	Monitor and remove when/if identified. Currently no signs of invasive flora other than laurel.

Threat (Rights of Way, CROW, permissive access, events sporting rights etc)	
Likelihood of presence (high/medium/low)	
Impact (high/medium/low)	
Response (inc protection measures)	

5.8 Social

Threat (Rights of Way, CROW, permissive access, events sporting rights, Anti-social Behaviour etc)	Rights of Way

Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Low
Response (inc protection measures)	Nearby PRoW mapped but will not be affected by operations. Permissive routes will be closed during operations and signage installed to protect public users.

Threat (Rights of Way, CROW, permissive access, events sporting rights etc)	
Likelihood of presence (high/medium/low)	
Impact (high/medium/low)	
Response (inc protection measures)	

5.9 Economic

Threat (Timber forecasting, markets, products, operational costs etc)	Timber forecasting
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Low
Response (inc protection measures)	Improve stand age diversity across woodlands. Operations throughout woodlands to reflect sensitive management approach and structural diversity/resilience for the future.

Threat (Timber forecasting, markets, products, operational costs etc)	Operational costs
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Low
Response (inc protection measures)	The woodland must be managed sensitively to ensure the longevity of this asset. The woodland will be generally managed on a light, sensitive intervention approach and a balance of biodiversity, habitat restoration and small-scale timber production will be maintained. CS HT grants will be sought to support this work, inclusive of CWD2, CWS8, CWS10 and PA7 plans.

5.10 Climate Change Resilience

Threat (Uniform Structure, Provenance, Lack of Diversity etc)	Lack of Diversity
Likelihood of presence (high/medium/low)	Low
Impact (high/medium/low)	Medium
Response (inc protection measures)	Thin areas yet to be managed to maintain as much diversity as possible. Restock of felled areas with diverse species mix utilising ESC models to select appropriate species. Ash will be retained to a minimum of 10% and restock will aim to diversify utilising species including HBM, OK, HAW, and FM.

Threat (Uniform Structure, Provenance, Lack of Diversity etc)	Silvicultural System/ Uniform Structure
Likelihood of presence (high/medium/low)	Medium
Impact (high/medium/low)	Medium
Response (inc protection measures)	Use of appropriate silvicultural systems, keeping stocking densities at a sustainable level and encouraging diverse species to support ASNW status. CS HT support for ride management will be sought through CWS10 and existing glades/scallops will be maintained and enhanced where creation is possible to increase open space. Ultimately, Continuous Cover Forestry (CCF) will be the long term aim for this site – this plan begins the process of this conversion where appropriate.

Threat (Uniform Structure, Provenance, Lack of Diversity etc)	
Likelihood of presence (high/medium/low)	
Impact (high/medium/low)	

Response (inc protection measures)	

Section 6: Management Strategy

This section requires a statement of intent, setting out how you intend to achieve your management objectives and manage important features identified within the previous sections of the plan. A detailed work programme by sub-compartment can be added to the Plan of Operations.

Management Objective / Feature	Management Intention
Maintain a healthy sustainable timber resource for the estate and improve stocking density, diversity and enhancement of ASNW features	- Sensitively manage the woodland, thinning on a 5-10 year cyclical basis. - Ensure restocked areas are maintained and establish to support ongoing woodland management and trees species restocked promptly and within good time to prevent bramble/bracken colonisation and improve the aesthetic and amenity value of the woodland - Stimulate diversity within species selection to diversify and create resilient woodlands - Aim for and begin the conversion of certain areas to CCF - Where possible avoid creating further large felling areas that have significant visual impact from main viewpoints. Ash dieback may restrict the ability to achieve this in parts - Restock with diverse species to secure resilience for future, utilising ESC - Encourage natural regen where possible - Encourage underwood development in stands by increasing light levels through thinning and, where appropriate, underplanting
Maintain and improve woodland structure and landscape amenity, improving resilience in response to climatic change	- If CS HT funded is awarded, a commitment to complete Woodland Condition Assessment (WCA) will be made in years 1 and 9 - Adhere to plan of ops maintaining regular thinning across the woodlands, encouraging natural regeneration where possible, protecting NR with guards and tubes were required. Restock will be implemented where larger areas of felling take place and the site left tidy and accessible for high use public areas. - Thinning to diversify age of stands, timber maturity and to best stem is preferable - Engage local users with best practice woodland management and inform as to 'why' felling/pest management is taking place through on-site signage and possible engagement events/guided walks

Implement zone ride management and water quality improvements where viable through support from Countryside Stewardship Higher Tier (CS HT) and a commitment to ensure open space is between 10-20% as per UKFS guidelines	-Implement two zone ride management, box junctions, glades and scallops and open space generally to support ASNW features and associated biodiversity with support from CS HT - Seek CS HT support for dam, pond and water feature enhancement -Buffer zone around watercourse and spring at 10m creating a 'minimal intervention' area - Maintenance of open space, rides and glades - Maintain and upkeep glades and grazing compartments adding to existing open space and supporting valuable flora and fauna within the woodland
Retention of ash at 10% within Forest Management Unit (FMU) where safe to do so	- Conduct regular tree safety inspections and monitor areas of ash, particularly near high usage zones. - Allow maximised standing and fallen deadwood for biodiversity enhancement
Retain fallen and standing dead wood at a minimum of 30%, or 20m3 p/ha, throughout the FMU and protect and enhance any current or future veteran species	- An appropriate amount of standing and fallen deadwood will be maintained throughout the woods, encouraging ecological enhancement whilst not preventing public access to recently felled areas - Veteran trees will be recorded, monitored and managed to continue to provide valuable habitat and cultural value to the woodland. - Maintain healthy woodland with good structure. Windfirm and warm woodland with a range of habitat types. - Brash piles to be managed sensitively and where access exists, removed or mulched
Formulate a deer and squirrel management plan in light of CS HT application support	- Monitor numbers to help maintain healthy and balanced populations, in line with effective and lethal control of deer and squirrel species. Focused approach to management of doe's at appropriate times of year, in line with Government Guidance, informed by Deer Initiative. - Create relevant deer and squirrel management plans (PA7 CWS1 & 3) to ascertain higher tier support if appropriate (high public use site which must be sensitively balanced with pest management) - Exclosure plots will be utilised in support of restoration efforts. High seats will be required for ongoing and effective management. - Squirrel traps will likely be utilised, and a preference for live-trapping may be required

	dependant on localised pine marten populations. If allowed, lethal traps would be preferable. - Public engagement will be paramount to the success of the ongoing management, informing and engaging local users with proactive woodland management and restoring the balance of healthy populations of deer, and the eradication of invasive pests, such as grey squirrel, with an informed approach at appropriate timings. Emphasis will need to be placed on the engagement of local users to win support and promote understanding of woodland management practices to comply with UKFS.
Improve access for timber extraction through government funding and support of CS HT to improve woodland infrastructure	- Access within the woodland for management work is limited and existing access requires improvement and regular intervention. - FY2 funding will be sought if works are to be successful

Section 7: Stakeholder Engagement

There can be a requirement on both the FC and the owner to undertake consultation/engagement. Please refer to Operations Note 35 for further information. Use this section to identify people or organisations with an interest in your woodland and also to record any engagement that you have undertaken, relative to activities identified within the plan.

Work Proposal	Individual/ Organisation	Date Contacted	Date feedback received	Response	Action
Entire plan	Natural England	16/10/2026			
Entire plan	Historic England	16/10/2026			
Entire plan	Church Commissioners for England	16/10/2026			
Entire plan	Wells City Council	16/10/2026			
Entire plan	St Cuthbert Out – Parish Council (parishclerk@stcuthbertout-pc.gov.uk)	16/10/2026			

Section 8: Monitoring

Indicators of progress/success should be defined for each management objective and then checked at regular intervals. Other management activities could also be considered within this monitoring section. The data collected will help to evaluate progress.

Management Objective/Activities	Indicator of Progress/Success	Method of Assessment	Frequency of Assessment	Responsibility	Assessment Results
Maintain a healthy sustainable timber resource for the estate and improve stocking density, diversity and enhancement of ASNW features	Understorey and woodland structure restored. Maiden's thriving and establishing natural regen. Restock species established and thriving. Any NR protected with tubes will be recorded and monitored for success. Flora colonising and spreading	WCA / Visual	Years 1/9	Landowner/Forester	
Maintain and improve woodland structure and	Woodland species to be diverse and	Visual	Annual	Landowner/Forester	

landscape amenity, improving resilience in response to climatic change	resilient, particularly hardwoods. Establishment of restocked areas will be of vital importance. Felling records are and will continue to be retained by landowner.				
Implement zone ride management and water quality improvements where viable through support from Countryside Stewardship Higher Tier (CS HT) and a commitment to ensure open space is between 10-20% as per UKFS guidelines	Rides managed on two zone system. WCA completed in years 1 and 9. Quadrant surveys and photographic records will also be conducted to support and evidence.	Visual / WCA	Annual / years 1 & 9	Landowner/Forester	
Retention of ash at 10% within Forest Management Unit (FMU) where safe to do so	Monitor levels of ADB through regular survey. Intervene in areas of high usage.	WCA / Visual	18 months / years 1 & 9	Landowner/Forester	

	Standing and fallen deadwood retained and recorded.				
Retain fallen and standing dead wood at a minimum of 30% throughout the FMU and protect and enhance any current or future veteran species	Dead wood retained, brash left on-site post operations. Standing deadwood to be retained where safe to do so. Leaky debris dams created where appropriate. Veterans identified and mapped – haloed and protected	WCA / Visual	Years 1 & 9 and 18 months	Landowner/Forest Agent	
Formulate a deer and squirrel management plan in light of CS HT application support	PA7 in place and CS HT funding secured. Effective pest management will result in desired success – monitoring of woodland condition/pest	Deer Impact Assessment / Squirrel damage assessment. Annual figures recorded / WCA	Annually and informally on a regular basis. Years 1 & 9	Landowner/Forest Agent	

	management impact. Increased natural regeneration and a reduction in bark stripping damage. Decrease in populations.				
Improve access for timber extraction through government funding and support of CS HT to improve woodland infrastructure	Track built and access improvements installed. Development records retained and photographic evidence to support progress.	Visual	5 years	Landowner/Forester	

Forestry Commission England

UK Forestry Standard woodland plan assessment

For FC office use and approval only:

UKFS management plan criteria	Minimum approval requirements	Achieved	Review notes
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.	• Management plan objectives are stated. • Consideration is given to environmental, economic and social objectives relevant to the vision for the woodland.	**Yes/No**	
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.	Management intentions communicated in ***Sect.6*** of the management plan are in line with stated objective(s) in ***Sect. 2***. Management intentions should take account of: • 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**	
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.	• Survey information (***Sect. 4***) identifies any designations that impact on woodland management. • Management intentions (***Sect. 6***) have taken account of any designations.	**Yes/No**	
Felling and restocking to improve forest structure and diversity:	• Felling and restocking proposals are consistent with UKFS design principles (for example scale and adjacency).	**Yes/No**	

When planning felling and restocking, the design of existing forests should be re-assessed and any necessary changes made to meet UKFS requirements. Forests should be designed to achieve a diverse structure of habitat, species and age range 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.	• 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).		
Consultation: 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.	• 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.	**Yes/No**	
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.	• 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	**Yes/No**	

Approved in Principle *This means the FC is happy with your plan; it meets UKFS requirements.* *a) You can use it to support a CS-HT or other grant application.* ***b) You do not yet have a licence to undertake any tree felling in the plan.***	**Name (WO or FM):**	**Date:**
Approved	**Name (AO, WO or FM):**	**Date:**

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).		

Customer Details

You must provide this information in order for the Forestry Commission to create a felling permission from your Plan of Operations detail

1. Management Plan details

Woodland Property Name *	Wells Estate
FC or SitiAgri Reference Number *	
Grid reference e.g. SK 123 456	ST 552 448
Nearest Town	Wells
Local Authority	Somerset Council

2. Applicant's details

Title	Forename	Surname	SBI (Optional)
	Poppy	Martin	107600913
Organisation	Position	Primary contact no.	Secondary contact no
Church Commissioners for England (Savills)	Land Agent	01225 474 563	
Address (house name/no)	Address (Street name)	Address 3 (Town)	Address 4 (County)
21	Millsom Street	Bath	Wiltshire
Postcode	Country	Email address	
BA1 1DE	England	PMartin@savills.com	

3. Agent's details

Title	Forename	Surname	
Mr	Bill	Ayers	
Organisation	Position	Primary contact no.	Secondary contact no
Ayers Forestry	Director	07831 328434	
Address (house name/no)	Address (Street name)	Address 3 (Town)	Address 4 (County)
35e	Lower South Wraxall	Bradford on Avon	Wiltshire
Postcode	Country	Email address	
BA15 2RX	England	bill@ayersforestry.co.uk	

* these two fields are used to populate the titles of the template worksheets

4. Declaration

I hereby apply for a licence to fell trees described in the Woodland Management Plan and associated Plan of Operations referenced above.

- I am the applicant, or an agent acting on the applicant's behalf, and have sufficient control over the land on which the trees are growing to fell the trees with or without the consent of any other person.
- Any necessary consent from any other person(s), if required, has or will be obtained.
- I am aware of the Good Practice to safeguard European Protected Species during forestry operations and the need to obtain a licence if I cannot comply with the Good Practice.
- I have considered the impact felling proposals will have on the area and diversity of habitat(s) for wild birds and legal protection given to wild birds, especially during breeding season.
- I have made the necessary checks with the local planning authorities regarding Tree Preservation Orders and Conservation Areas and Historic England regarding Scheduled Ancient Monuments.
- To the best of my knowledge and belief the information given in the Management Plan and associated Plan of Operations and felling maps is accurate and complete.
- I agree to any disclosure or exchange of information about this felling licence application with other organisations or consultees which the Forestry Commission considers necessary for the administration, monitoring, evaluation and publicising of the application or licence. Details may also be passed to successors in title to this land. I agree that information about the application, including that contained in the application or approved licence and any other relevant documentation may be made available to the public.
- I understand that the Forestry Commission will consider this felling licence application as an application for their Opinion, where appropriate (if this has not already been given) under Regulation 5 of the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999.

I have read and understand the above declaration.	Yes
Date:	10/10/2026
Print Name:	WILLIAM J AYERS

5. Data Protection

The Forestry Commission is registered as a data controller under the Data Protection Act 1998 (Registration No: Z6542658). The Forestry Commission's personal information charter is published on its website: https://www.gov.uk/government/organisations/forestry-commission/about/personal-information-charter

The purpose of holding your contact information and woodland detail is to enable communication regarding your woodland and associated activities. Personal information will be held for 1 year after the end date of your approved plan and /or felling permission plan. Spatial information will continue to be held as a long term historical record of woodland management activity. This data will be held and managed by Forestry Commission England and will not be shared with any third parties. We cannot accept an unfunded plan submitted without contact details, as we require these details to allow us to progress a Felling Licence.

Do you consent to us holding your personal details for these purposes?	Yes

If you wish to withdraw consent you can do so at any time by contacting FS England in writing. You have a right to lodge a complaint with the Information Commissioner's Office: https://ico.org.uk/

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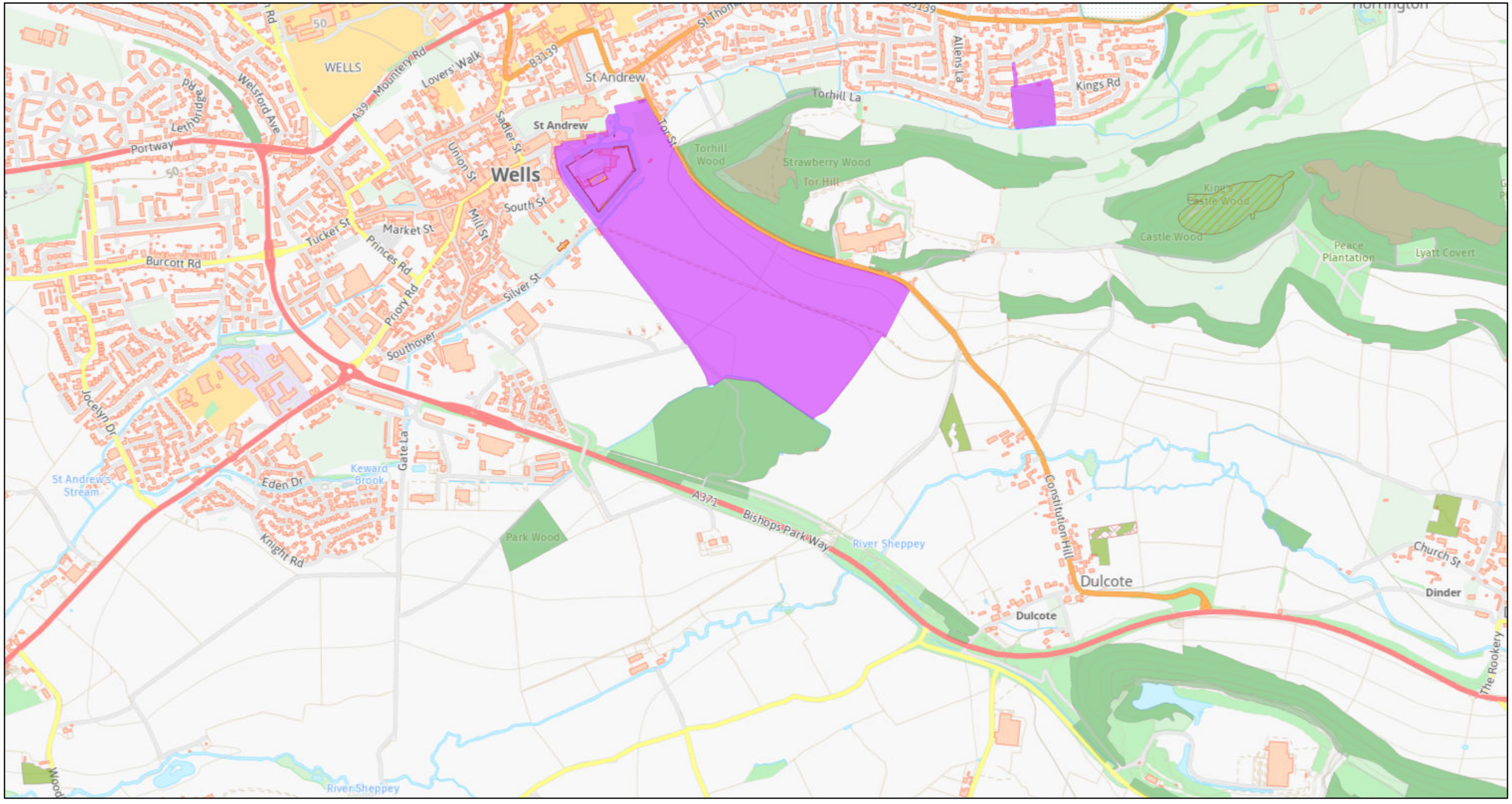
Wells Estate - Priority Habitats(ST 556 451)



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Priority Habitats

- Deciduous woodland
- Lowland calcareous grassland
- No main habitat but additional habitats present
- Traditional orchard
- Registered Parks and Gardens
- Scheduled Monuments
- Areas of Outstanding Natural Beauty

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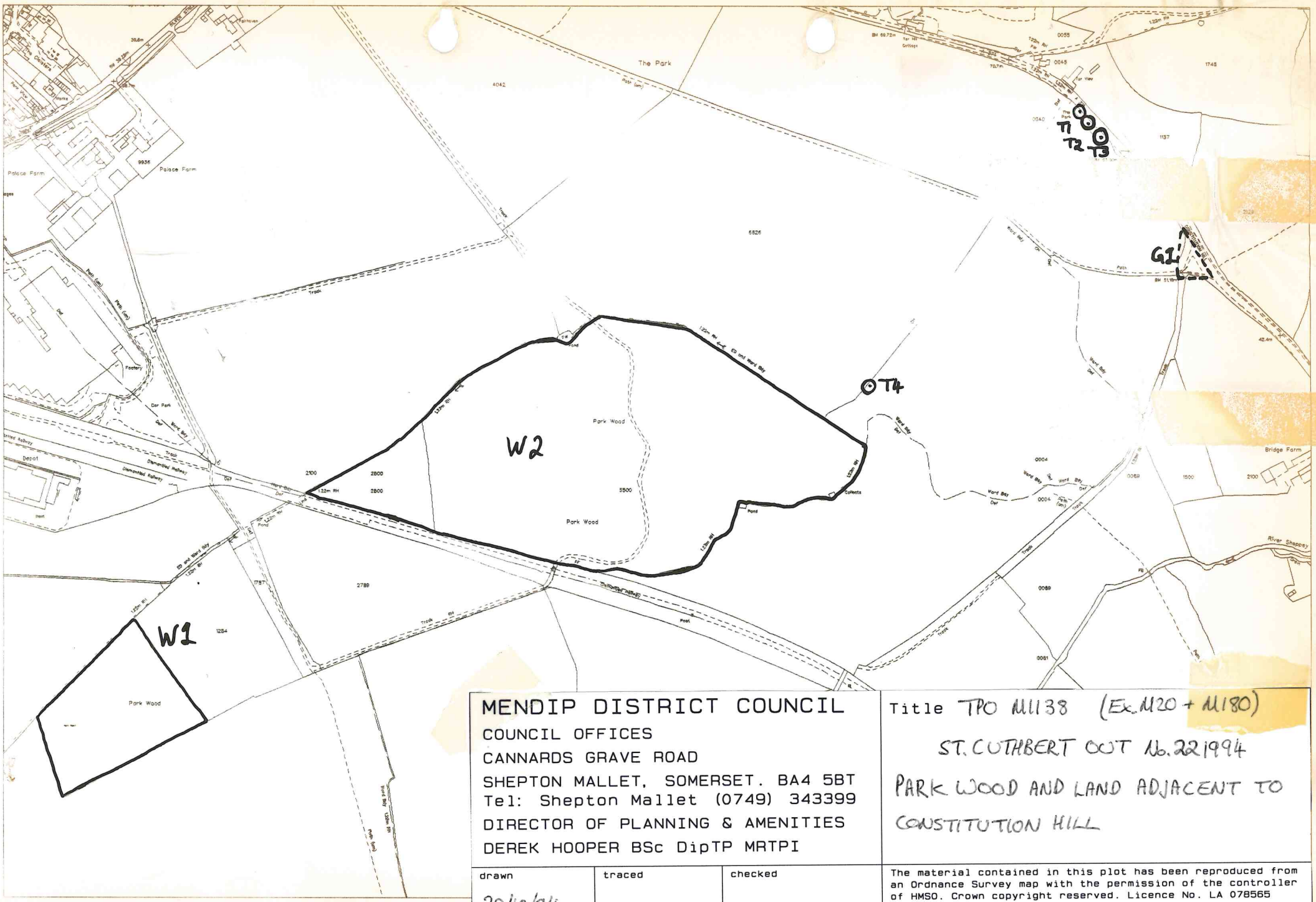
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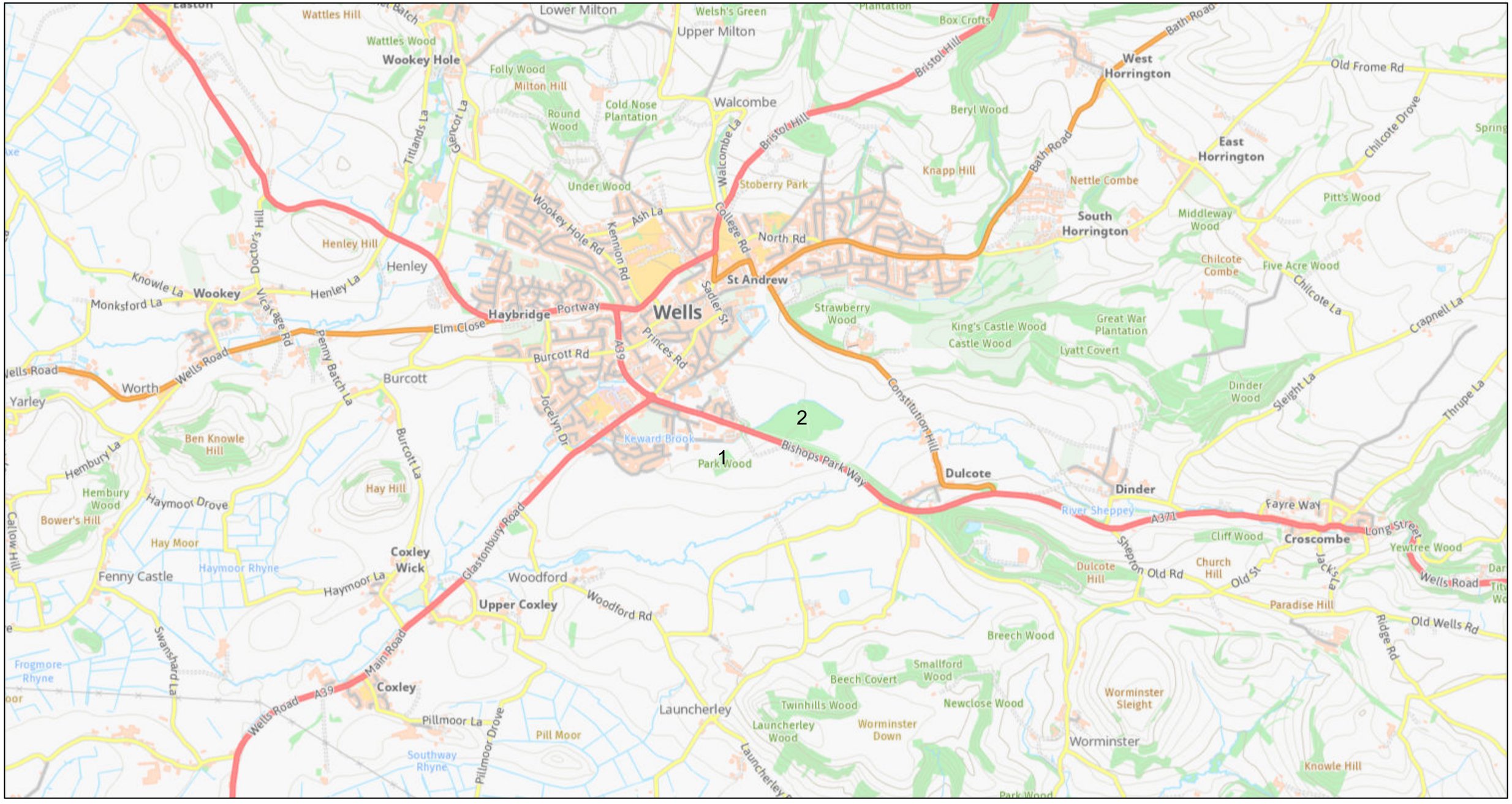
Wells Estate - Location Map(ST 552 451)



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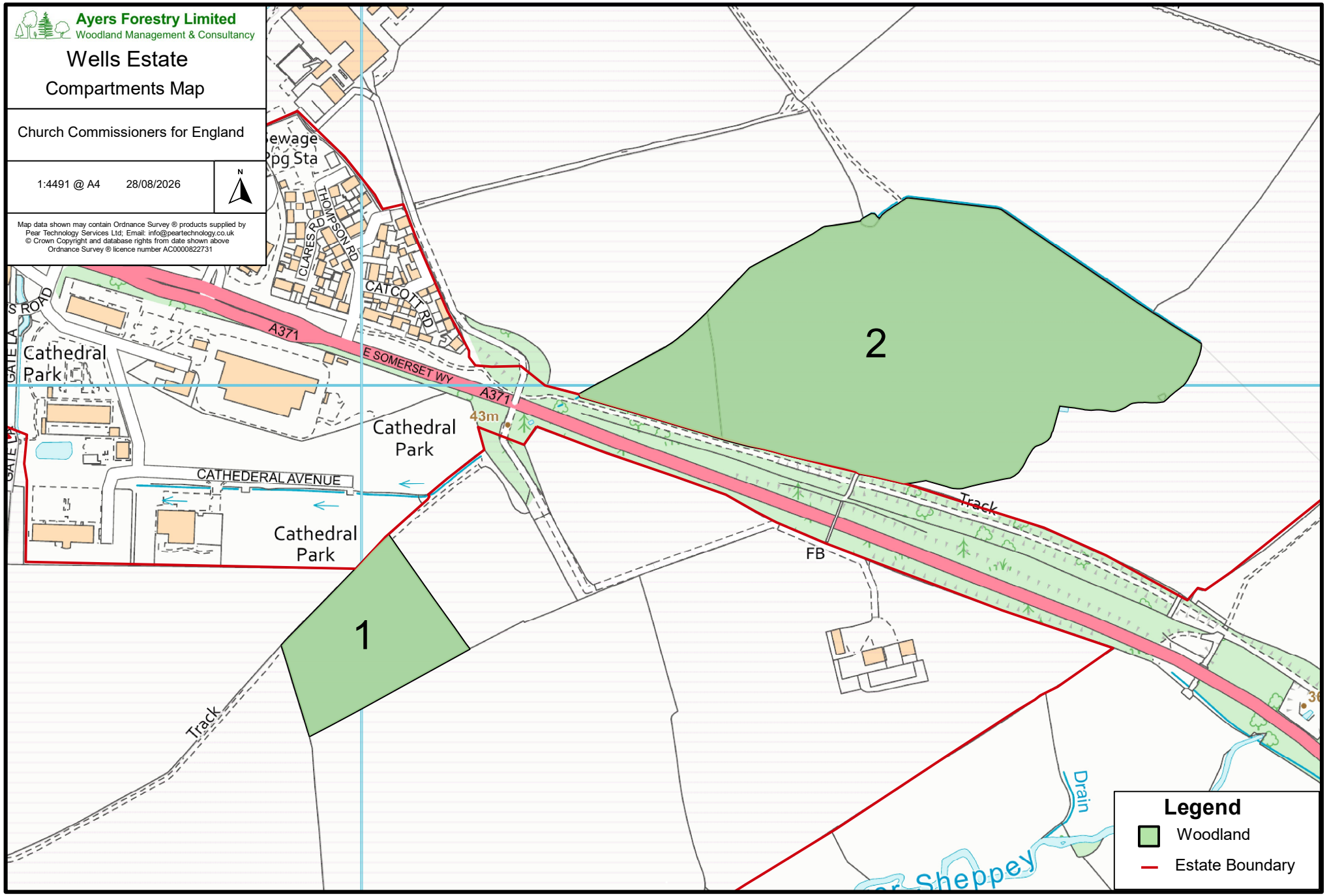
Ayers Forestry Limited
Woodland Management & Consultancy
Wells Estate
Compartments Map
Church Commissioners for England
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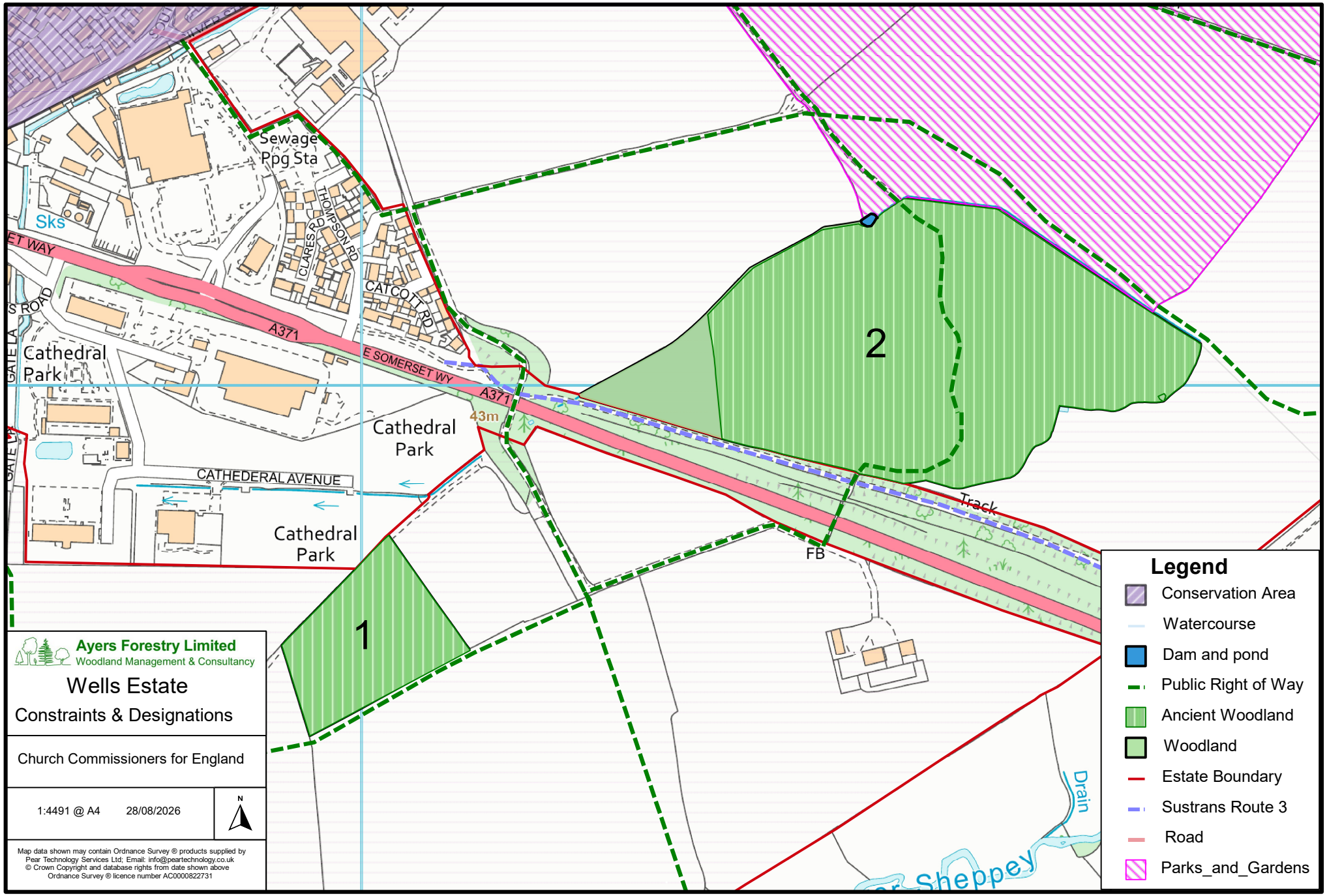
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Wells Estate
Constraints & Designations
Church Commissioners for England
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Legend
Conservation Area
Watercourse
Dam and pond
Public Right of Way
Ancient Woodland
Woodland
Estate Boundary
Sustrans Route 3
Road
Parks_and_Gardens