



Striving to Leave the World a Little Better Than We Found It

Sustainable Business Case for the Creation of New Woodland at West Ashton



Registered Charity Number: 1192502

As Scouts, we strive to leave the world a little better than we found it. The issues we've tackled have evolved and changed, but our young people's drive to make a positive impact remains constant. Protecting our natural world is one of 6 national themes chosen by our young people themselves as part of our "Million Hands" programme. Our young members want to take action to protect our natural environment while there is still time by creating new thriving habitats and tackling the root causes behind nature's decline such as climate change.

This project proposes that the Scouts, with help from the local community, should purchase land adjacent to our Jubilee Wood Scout Campsite and Biss Wood nature reserve and establish 16 hectares of new native woodland to provide habitat for bats and other endangered wildlife and to do something positive about climate change by planting over 25,000 trees and, in so doing, mark the Queen's Platinum Jubilee in an enduring way.



We prepare young people with skills for life

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Our Project

In 2012, with enthusiastic local support the Wiltshire West District Scout Association raised the money to purchase a 14 acre field adjacent to Biss Wood near Trowbridge and have since been developing this into the Jubilee Wood Scout Camp Site and Youth Activity centre open to Scouts, Guides, organised youth groups and to local community groups, and coupled with new wildlife habitats. Over 8000 native deciduous trees have been planted, and use of the site has exceeded our expectations. We now want to build on this success, provide sufficient space for increased usage as the local population increases, protect surrounding fields from future development, enhance the landscape and provide new habitats for wildlife.

As Scouts, we strive to leave the world a little better than we found it. Our young members want to take practical action now to protect our natural environment while there is still time by creating new thriving habitats and tackling the root causes behind nature's decline such as climate change. Buying more land and planting it with 25,000 trees would enable our young members to do just this. It will also allow us to mark the Queen's Platinum Jubilee in an appropriate and enduring way.

Scouting aims to promote the development of young people in achieving their full physical, intellectual, social and spiritual potential, as individuals, as responsible citizens and as members of their local, national and international communities. The method of achieving the Aim is through the provision of exciting and adventurous activities. The camp site enables us to help build important skills for our young members through real life experiences in a challenging environment and it makes good sense to encourage our young members to create purpose-built wildlife habitat on adjacent land.

Our woodland project will enable us to realise the ambitions of our young members to help the Green Recovery and counteract the hopelessness that many feel about getting anything done to counter the very real and growing problem of climate change and its effect on wildlife as well as being very beneficial for their mental and physical well-being. Importantly, we hope that it will aid our own recovery after the pandemic by looking beyond current difficulties, instilling a sense of purpose amongst our young members and leaders and, through publicity, remind members that have lost interest that we are still here and are attempting something really worthwhile in which we hope that they will join by taking part in a community activity to plant trees, create new wildlife habitat and help fight climate change, bringing communities together and contributing towards a better society.

In this project success is about encouraging young people to get the best out of life and to enjoy their childhood in the great outdoors, whilst at the same time learning about the importance of conservation

in the most practical way possible - the development of a haven for wildlife that will last for generations and planting trees that will lock up a staggering 4000 tonnes of carbon in the next 30 years. We are confident that, with the help of Wiltshire Wildlife Trust and the Woodland Trust, our project will deliver success. We will measure this through satisfaction surveys, regular professional ecological surveys and monitoring and reporting of the development of flora and fauna by our young members.

The estimated cost of the project is £605,000. This includes our own labour, costed at £55,000, leaving us a target of £550,000 to be raised, of which we now have firm promises of £38,100 and good expectations of another £140,000.

Our Aim is to work with our 900 young members, their parents and our 250 leaders, helpers and supporters, local schools and community groups to:

- Create 16 hectares of well-designed, sustainable biodiverse woodland that will provide new habitat for bats and other wildlife
- Enable our young people to do something positive to fight climate change by planting over 25,000 native deciduous trees and to learn about the importance of the natural environment, and how to protect and nurture it.
- Provide room for expansion as demand increases and pressures increase on local wildlife habitats
- To support the new woodland with our existing volunteer infrastructure to ensure continued success, viability and sustainability for at least the next 50 years.

and to continue to work with Wiltshire Wildlife Trust in developing an enduring relationship of mutual benefit in a safe and secure environment.



Our target is to complete the purchase of the land in July 2021, and to complete the tree planting by end 2022.

This paper sets out the Business Case for the creation of new woodland adjacent to Jubilee Wood Scout Camp Site and Youth Activity Centre. Leadership comes from the Executive Committee of the Wiltshire West District Scout Council and delivery is vested in the Management Committee of the Jubilee Wood Association, who have appointed a small project team to manage the task.

This unique and exciting project will deliver lasting and significant rewards for generations to come for a relatively small investment. We will:

- Create 16 hectares of new woodland, wildlife ponds and wildflower meadows in a way that will provide new habitat for bats and other wildlife
- Improve water and air quality and improve flood protection
- Improve the landscape
- Help fight climate change by planting over 25000 trees, eventually locking up 25 million tonnes of carbon
- Involve the local community
- Create community open space and allow access to nature and improving health and well-being
- Create educational facilities
- Improve outcomes for young people, often from deprived areas

Working in partnership with Wiltshire Wildlife Trust and involving expert organisations such as the Woodland Trust and the Bat Conservation Trust, our project team will:

- Conduct fund raising activities and apply for grants
- develop and then deliver a plan aimed at meeting all requirements, such as the Forestry Commission Standard, for the creation of new woodland habitats
- ensure careful management and stewardship of finances.

Our priorities are to deliver woodland habitat that:

- Is economically viable, and is within our capability to maintain
- Will enhance the local environment
- Will be able to cope with increased usage by Scouts, Guides and other organisations as the local population increases
- Helps fight climate change
- Builds on our mutually beneficial relationship with Wiltshire Wildlife Trust and other stakeholders
- Provides a lasting community asset, marking the Queen's Platinum Jubilee in a fitting and enduring way

Our project will benefit:

- The environment, especially by increasing biodiversity
- Wildlife, especially rare species of bats
- The planet, by locking up carbon and cleaning the air that we breathe
- The health and well-being of our 900 young members, aged 6 to 18, organised into 13 Groups at Melksham, Bradford on Avon, Trowbridge, Warminster, Westbury and Mere and surrounding villages
- The local community, especially local schools and community organisations, all of whom will contribute towards the project, develop a sense of ownership and, in the process, learning a great deal about practical nature conservation.



Section 2 - Background

Having developed and maintained a camp site at Brokerswood for 40 years, the owner died and we were asked to leave and so in 2012 raised the money to purchase and then develop our 14 acre Jubilee Wood Scout Camp and Community Youth Activity Centre.

With significant help from the Woodland Trust, it was laid out and planted with over 8000 native deciduous trees and facilities such as car parking, toilets and an Information Centre were installed. We have been working closely with Wiltshire Wildlife Trust to develop the site and we assist with the maintenance and conservation of their Biss Wood nature reserve next door. Our joint hope is that numbers of Scouts and their parents will take an intelligent interest in the woodlands SE of Trowbridge and not only enjoy them but form natural groups of volunteers in the medium to long term as well as introduce their children not only to Scouting but to the woodlands and their wildlife also. We believe that our experience, expertise and enthusiasm places us in a uniquely qualified position to deliver the creation of this new area of biodiverse woodland habitat, satisfying the needs of the local community as it expands with the building of over 2500 new homes and schools etc nearby.

Section 3 – About Scouting

Our object is to help young people achieve their full potential as individuals and encouraging them to make a positive contribution to society. We are open to all young people age 6 to 24. Scouting helps them:

- improve their social skills, teamwork and leadership ability and confidence.
- build good relationships and long-lasting friendships at school and in employment.
- meet new friends, sharing adventures and make the most of life's opportunities. We make it as easy and safe as possible for young people to push the boundaries of their own experience.

Put simply, we give young people something useful to do, and help them learn to take risks away from home, the keyboard and TV.

Demand for Scouting is growing, and we are taking positive steps to increase our capacity. In Wiltshire West we have over 900 young members aged 6 to 18 and a waiting list of over 250 supported by 260 volunteer leaders and helpers at the beginning of the year. We currently have 12 Groups and a new one in the course of development. We rely on volunteers and have no paid staff. Despite restrictions imposed by Covid-19, many of our sections have been meeting virtually and, when permitted, in small, safe groups. Much use has been made the opportunities afforded by Jubilee Wood to meet in the open air. These activities have been really appreciated by our young members and their parents, contributing significantly to their mental health and well-being.

The Scout Association has in place a number of policies designed to ensure the welfare of the young people in our care.

- **Black and minority ethnic groups:** We make no distinction between our members regardless of creed or racial origin
- **Child Protection:** We take our responsibilities very seriously and have code of good practice that is rigorously applied
- **Anti-Bullying:** all our activities have rigorous anti-bullying strategies in place.
- **Equal Opportunities:** We have a firm commitment to diversity and welcome people from all backgrounds, origins and religious beliefs.



Section 4: The Need for the Project

Use of the Jubilee Wood Camp Site and Activity Centre has been increasing steadily since we opened 6 years ago. In 2019 we had over 180 bookings, up from 80 in 2014. A part of this increase is due to non-Scouting Groups such as the Youth Adventure Trust making use of our superb facilities and we expect this trend to continue. Scouting itself is becoming more popular and our dedicated team of volunteer leaders and helpers are making more use as well. We have therefore configured the site to allow for two bookings at the same time but it seems clear that as the local population increases and the site develops usage will increase still further, so it makes good sense to create more woodland while we can so that we can cope with future demand. Launching our project now also gives us the opportunity to mark the Queen's Platinum Jubilee in 2022 in a very appropriate and enduring way.

The woodland we will create lies within the internationally important Bath and Bradford on Avon Special Area of Conservation (SAC) and the locality is known to be of high importance, supporting at least 14 of the 18 UK bat species and, in particular, all four of the rarer UK species. In addition to the recently approved construction of 2,500 dwellings, two local centres, two primary schools, a secondary school, and a new relief road nearby, the Wiltshire Council Housing Sites Allocation Plan

calls for further significant new housing in the area. These will increase visitor pressure on the important wildlife habitats of Biss Wood and Green Lane Wood. ' Wiltshire Council's Trowbridge Bat Mitigation Strategy ¹ and the Habitat Regulations Assessment for this new development together set out a compelling case for new woodland to be created to ease this pressure and help rare bat species survive. The new woodland will provide key connectivity between the existing bat roosting and feeding sites south and east of Trowbridge of Green Lane, Biss, Clanger and Prickett Woods, which are so important to the continued success of the Bath and Bradford SAC.

Planting trees will sequester carbon from the air, enhance biodiversity, protect the valuable soil beneath, provide natural flood management, as well as water and air quality improvement, and more amenity space. It will make a significant contribution to plans to improve the River Biss catchment. Almost all of the woodland in the River Avon's catchment has disappeared over the last few centuries. This is disastrous for many reasons and by growing thousands of new trees we can take a significant step in the battle against a climate disaster.

From a wider landscape perspective, reforesting the Avon Catchment area has multiple other benefits. It will provide natural flood management which is much more cost-effective than engineered flood defences. All of the towns and cities in the area, including Chippenham, Bath, Bradford-on-Avon Trowbridge and Bristol are greatly at risk of flooding, particularly as climate change advances. Careful planting will also help enhance biodiversity and protect our water quality by reducing nitrogen runoff. We believe buying the land is a much better way to get things done. Asking landowners voluntarily to make these changes does not provide long term, guaranteed results.

As part of its commitment to limit climate change, the Government has set challenging new targets for tree planting. We believe that our project will go a significant way towards achieving both these aims quickly, cost effectively and permanently - as well as involving the local community, particularly young people. It seems clear that there is a public perception that more needs to be done to protect and enhance the natural environment, fight climate change and somehow balance this with the need for people to have somewhere to live and our young members want to do something positive to help. The 25000 trees that we will plant will each lock up one tonne of carbon in their lifetime² as well as help wildlife to flourish despite local challenges and educate and engage our young people in something very worthwhile

Education: Seizing this once-for-all opportunity will enable us to build on our existing foundation and continue to develop a particular focus on conservation, woodland and wildlife management, as well as teaching young people how to enjoy the countryside in a responsible manner. Our present Jubilee Wood facility is well used by Scouts, Guides and other organised community groups to conduct outdoor activities in a way that stimulates interest and excitement in the natural environment and the facility provides an ideal base for the development of the new woodland project.

Child Deprivation: whilst it is true that Wiltshire can be considered to be less deprived than many other local authorities in England, there are parts of Melksham and Trowbridge which are amongst the most deprived, including one area in Trowbridge that is in the 10% most deprived areas in England. It is vital that the cycle of dependency on benefits is broken and young people aspire to a career or work life. We have Scout Groups in both of these towns, helping young people aged up to 18 and beyond to achieve their full potential. These are run by dedicated teams of leaders and helpers who give their time energy and knowledge voluntarily for the benefit of the young people in their locality, working hard to improve young people's outcomes and outlook on life,

Improving Life Styles: Increasing levels of obesity and low fitness in young people is a matter of national concern. We encourage and foster a healthy life style based upon healthy eating, hygiene, exercise and outdoor pursuits.

¹ <https://www.wiltshire.gov.uk/media/3928/Trowbridge-Bat-Mitigation-Strategy-SPD/pdf/whsap-trowbridge-bat-mitigation-strategy.pdf?m=637273390249630000>

² ² <https://www.gov.uk/government/publications/leaflet-responding-to-the-climate-emergency-with-new-trees-and-woodlands>

Economic Growth: we believe that young people develop most when they are 'learning by doing,' are given responsibility, work in teams, take acceptable risks and think for themselves. The leadership and team working skills that young members acquire, together with the self confidence that the training engenders helps to provide them with the skills that future generations of leaders and of our national workforce will need in order to make our recovery towards planned economic growth become a reality.

Safer Communities: our training helps young people to find the strength of character to make the right choices and helps give them the maturity to resist pressures to take a part in activities such as drug dealing and gang cultures. Many church leaders, members of the police force and social workers value the contribution that scouting makes towards achieving better, safer communities.

Environment: we foster understanding of how communities and individuals need to integrate with the countryside and how the actions and behaviours of young and old alike impact on the environment. Our aim for this project is to create a safe, self-sustaining environment in which both the trees, the flora and the wildlife can flourish and the bats can thrive through provision of new foraging areas and potential roosting habitat.

Climate Change: We want to respond positively to the very real concerns that young people have about the future for our planet. This project will focus attention on what they themselves can do and counteract the hopelessness that many feel about getting anything done to counter this very real and growing problem.



Section 5: Project Outcomes and Benefits

In completing this project we will have supported the:

- aspirations of our young people to do something positive to fight climate change
- Government's commitment to plant more than 40 million trees in England by 2025
- Wiltshire Council's efforts to reduce their residual carbon footprint in addition to the other benefits, such as improving air quality. Planting 25,000 trees will capture 3780 metric tonnes of CO₂ over 30 years
- Wiltshire Housing Sites Allocations Plan by providing some very necessary new wildlife habitats well before development starts
- Support the Trowbridge Bat Mitigation Strategy by providing new habitats and improved connectivity for endangered and rare species of bat.
- improvements to the landscape
- national celebrations to mark the Queen's Platinum Jubilee

This is an important community project, involving our 1000 young and adult members, their parents, local schools and local volunteers. In order to foster practical understanding of how communities and individuals impact on the natural environment, and how to make improvements, we actively engaging with all our membership, particularly our young members, getting their ideas for the design of the new woodland and how to create new habitats and encourage wildlife and also to generate fund raising ideas. Our 12 groups will be asked to run the part of the Million Hands Project that deals with the environment: -

<https://www.scouts.org.uk/about-us/help-others/community/protecting-our-environment/>

the addition of material about how to create new wildlife habitat and gain all the other benefits for climate, clean air, water quality etc which would then lead on to them contributing to the design of the

new woodland. One idea might be to ask each Group to look in detail at one aspect, such as ponds, hedges, bats (design a bat house and a bat observatory), birds, wildflower meadow, managing the brook (water quality, flooding) overall design of the site, and types of trees to plant. We hope also to mount a competition, where the young people can draw/paint/sculpt potential design ideas and provide us with a reason as to why their design should be part of the new woodland - for example how it is eco-friendly or encourages wildlife. Finding an alternative to plastic tubes would, for example, be a winner. The winner from each age group can then take part in actively building/reproducing their design and have a tree named after them.

The climax would be planting the trees and a grand opening to mark the Queen's Platinum Jubilee in 2022, when our membership could truly say "we created this" and, later, take justifiable pride when they show it to their grandchildren.

Together we will have planted woodland which, while similar to Biss Wood, will include changes to the species composition, structure and management to give the new woodlands the best chance to survive and thrive in 50 years' time, when we know that our climate will be quite different. With careful planning, we will achieve a balance between the needs of wildlife to be undisturbed, our duty to provide a safe and secure environment for our young people and public access. In this context, we hope to provide significant lengths of footpath and cycle ways, encouraging commuters to forsake the car, as part of Wiltshire Council's emerging Blue and Green Infrastructure Strategy.



Success

In this project success is about people, the environment and wildlife. It is the delivery of the benefits described above – better quality of life for the community, encouraging young people to get the best out of life and to enjoy their childhood in the great outdoors, creating resilient ecosystems which encourage flora and wildlife to return and thrive. We are confident that the facilities and environment that we create will deliver success.

We will measure it through:

- numbers using the site
- customer satisfaction surveys
- routine monitoring and reporting to the District Executive and stakeholders
- Regular ecological surveys

Section 6 – Other Organisations

Wiltshire Wildlife Trust: Our partners in this project, WWT own the Green Lane Woodland Complex, 75 Ha of woodland and grassland next door to Jubilee Wood and made up of Biss Wood, Green Lane Wood and Green Lane Nature Park. The Trust will undertake engagement work with visitors and the local community (including schools) through arrangements agreed with Wiltshire Council. In order to take pressure off Biss Wood, the Scouts already allow the Trust to use our facilities for various activities such as forest schools, guided visits and volunteer days and we see them making further use as demand grows.

We have opened a permissive footpath and footbridge through Jubilee Wood to connect Biss Wood with the Nature Park and Green Lane Wood and have erected information boards and waymarks to guide visitors around Biss Wood. In addition, the Scouts carry out many conservation and maintenance activities within the reserve, such as coppicing, clearing ditches and keeping the grass

cut along the rides. We both look forward to the continued development of an enduring and mutually beneficial relationship.

The Woodland Trust: helped us to plan and plant Jubilee Wood and we look forward to them assisting us to plan the layout of this new extension, and gain the necessary approvals.

We will be working with officials from Wiltshire Council, Natural England, Forestry Commission, Local Schools and Community Organisations to deliver this project. Once purchase of the land is secure, we will mount a publicity campaign to raise awareness of what we are doing and the volunteer and educational opportunities that will be created.

We will be assisted by the Bat Conservation Trust and Wiltshire Wildlife in designing the new woodland and developing habitats particularly suited to various species, such as a bat house, ponds, wildflower meadows and wet woodlands.

Section 7: Jubilee Association

To ensure delivery of benefit to the local community, we have set up the Jubilee Association. Under the overall control of the Scout District Executive, the Association is responsible for the development and management of Jubilee Wood for the benefit of the local community so as to enable scouts and guides to conduct activities in support of their aims and to make this facility available to other organisations and bodies to enable them to conduct social, educational and recreational activities in a safe and secure environment.

In consultation with users, the Management Committee of the Association is developing the site in a manner which makes it more useful and/or attractive to Scouts and other organisations and actively encourages wider community use. It manages bookings, sets and collects fees, conducts fund-raising and publicity activities to raise awareness of the facility and to help recruitment of volunteers and expert advisers.

The Association ensures that all monies raised are spent wisely and solely in furtherance of the aim of the Jubilee Association and not for any other purpose. It seeks new members, particularly with a view to maintaining succession and to acquire necessary skills and expertise. It includes youth members so that their voices can be heard and be seen to be heard.

The membership of the Association will be extended to include stakeholders for the new Woodland project.



Section 8: Project Plan

Three neighbouring fields have been identified (see Annex 1). The owner of Field 3 has agreed to consider selling the land to us when he knows the area that the developer will leave him after construction of the new road. The owners of Fields 1 and 2 have agreed to sell but will wish to retain some of the land and have yet to reach a decision on the precise boundaries. Negotiations on price have yet to commence but, as a first step, we have commissioned a professional valuation. Both

landowners are much impressed with what we have achieved at Jubilee Wood and are very supportive of Scouting.

With assistance from the Woodland Trust and our partners in this project, Wiltshire Wildlife Trust, and using volunteer labour provided by our young members, their parents, leaders, supporters, other community groups, and local schools, the Project Team will:

- Draw up a detailed Woodland Creation Plan and Maintenance plan for approval by the stakeholders
- make grant applications
- organise the purchase of the land
- construct access tracks, fencing, and wildlife ponds
- plant the trees and hedges
- nurture and care for the new woodland and its wildlife

The aim will be to achieve harmony with the landscape and stunning vistas, as well as privacy from the main road, a safe and secure biodiverse environment for our young people as well as for bats and other wildlife.

The wood, hedges, rides, clearings etc will be laid out and planted with native broadleaved trees in the autumn and spring. The planting will include species known to be attractive to bats, such as Field Maple and, on the advice of the Forestry Commission, species which are likely to thrive in our rapidly changing climate. More details on what we plan to do are at Annex 3.

Budget: Our current estimates for the capital elements of our project, are:

Forecast Expenditure

	Own labour	Cost	Total	
• Land	0	£405,000	£405,000	(16Ha plus legal fees)
• Infrastructure	£3,500	£29,000	£32,500	(drainage, access, fencing)
• Trees	£5,000	£92,500	£97,500	(inc tubes and planting)
• Project mngt	£46,000	0	£46,000	(inc design plans)
• Maint & surveys	£500	£1500	£2,000	
• Contingency	0	£22000	£22,000	
Total	£55,000	£550,000	£605,000	

Expected Income

• Own contribution	£55,000	£5000	£60,000	
• Forestry Commission		£140,000	£140,000	(Woodland Creation grant)
• Grants		£405,000	£405,000	(Public bodies, charities)
Total	£55,000	£550,000	£605,000	

Section 9: Fund Raising and Funding

Funding – The total capital cost of the project is currently estimated at £605,000, We will contribute £5,000 from our own resources and we will provide the equivalent of £55,000 in volunteer labour (calculated at HLF rates). £33,100 has so far been promised in grants and donations. Central to our income expectations is a Government Woodland Creation Grant which, using the Forestry Commission’s ready reckoner, should be worth about £140,000. The process for gaining approval is necessarily onerous but we have every confidence that, with the help of WWT and the Woodland Trust, we will be able to meet all of the conditions and produce a Woodland Creation Plan that will secure the grant. Meeting these conditions will, of course mean that the wood that we plant will accord with the Forestry Standard and provide the right conditions for good development and the establishment of thriving wildlife habitats. Wiltshire Council have agreed in principle to help fund the project and we will raise the remainder through Commercial sponsorship, applications to various grant

makers, such as the Heritage Lottery Fund, crowd funding, donations from well-wishers and supporters and local fund raising and sponsorship (such as a plant a tree scheme).

Cash Flow and Timescales - We hope to start detailed negotiations for the purchase of the land soon, aiming to complete when we have raised sufficient money, hopefully by July 2021.

The Planning Authority have confirmed that planning approval will not be required, save for any hard-bound tracks and buildings, and a Forestry Commission Woodland Creation Planning Grant has been awarded to us. This has funded the detailed studies, surveys and outputs needed to support a successful Woodland Creation Grant application,

The three fields would then be marked out for planting, rides and access tracks laid, hedges marked up and new gates and fencing installed so that planting can commence in Autumn 2021, with completion in late spring 2022, in good time for an opening ceremony to take place in June, as part of the national celebrations for the Queen's Jubilee.

The funding will therefore be required in two main tranches; Summer 2021 (up to £405,000 for land purchase) with the balance to follow that Autumn.



Section 10: Delivery, Financial Viability and Sustainability

With over 40 years' experience of developing and maintaining our previous camp site at Brokerswood, and now eight years at Jubilee Wood, we have a good idea of how to care for woodland, of likely maintenance costs and of our own capabilities. Having conceived, planned and executed the Jubilee Wood project we are in a good position to deliver this new project to time and cost. As explained in Annex 2, we have a very experienced project team with ready access to specialist help and volunteer support when required.

Maintenance of trees, grass, hedges and ditches, buildings and equipment: We have a team of adult volunteers (currently 6) who come once a week to carry out maintenance tasks and health and safety checks. This team also undertakes conservation work for WWT in Biss Wood by keeping the rides cut and cutting back overhanging branches. In addition, each of our Scout Groups takes it in turn to come once a month with young members and their parents to carry out conservation work in both Jubilee and Biss Woods. Tasks vary according to season, but include coppicing in Biss Wood, hedge planting and cutting and ditch clearing. These days have proved to very popular with our young members and parents thoroughly enjoying getting to grips the task. As part of our local fund raising campaign we will seek to recruit more volunteers to help with the increased maintenance task.



Financial Viability: Our present budget for maintenance, repairs and minor improvements is £2000 a year. As electricity for lighting is provided by solar powered batteries, our only costs are water, insurance, petrol, repairs to equipment and replacing trees that have died. We meet these costs by making a small charge for users and from annual payments from our current Woodland Creation Scheme grant. We would expect our expenditure on petrol and machinery to rise, but as the trees in Jubilee Wood grow and give more shade and we move towards a three-year cutting cycle, reducing the frequency of grass and brush cutting.

The new Government regime for Woodland Creation includes a scheme providing annual payments for maintenance and for which we would be eligible. We should thus be more than able to cover the increased maintenance costs without increasing booking fees. In summary, we expect receipts to cover expenditure with a little left over for contingencies.

We have the proven skills, expertise and resources to deliver and maintain the new woodland to time and cost.

Annex 1 - Draft Planting and Development Plan

As with Jubilee Wood, we intend to create a well-managed area of woodland that can be regarded with a justifiable sense of pride – a prized community asset for present and future generations. This new woodland will be planted entirely by volunteers. The Scouts will undertake the aftercare and ongoing management of the extended woodland. The existing Jubilee Association Management Committee will be expanded to include the principle stakeholders e.g. Wiltshire Council, Natural England and users, such as local schools, if they wish to join. As now, we will endeavour to include youth members so that their voices can be heard and be seen to be heard.

The new woodland will be of particular biodiversity benefit as it will link Biss Wood and Green Lane Wood, ancient semi-natural woodlands which contain important habitats for rare species of bats. Particular care will be taken to construct habitats favourable to bats. It will be planted with native species according to the Ancient and Native Woodland Practice Guide with due regard to the soil conditions, but with the addition of species likely to be resilient to climate change and without Ash.

Although not fully accessible to the public due to the need to protect wildlife and its use by the Scouts, schools and other youth groups, open days will be held when the site will be fully open for guided tours and the opportunity taken to educate visitors. Some areas will be open to the general public. These will be carefully landscaped to give the impression of space and open access with information boards and route markers so as to direct the public away from sensitive areas. A platform (bat observatory) equipped with bat detectors and information boards where visitors can learn more about these important mammals will be built along with a bat house to provide shelter and hibernation opportunities for bats. A wildflower meadow and at least two ponds will be created to improve biodiversity.

The trees will be planted randomly at no wider than 3m spacing interspersed with rides and clearings. Density will vary between 2000 and 2250 trees per hectare. The varied density will create a more natural woodland structure to mimic natural colonisation. A fundamental component of the planting scheme will be the need to provide habitat features of value for Bechstein's, greater horseshoe and lesser horseshoe bat, including provision of future roosts, foraging areas and commuting routes. These features will be incorporated into the woodland design by providing suitable vegetation to shelter emerging bats and in connectivity. The design will endeavour to cater for the specific requirements of three endangered species of bat. For Bechstein's there will be areas of woodland with a closed canopy and a dense understorey. As lesser horseshoe bats prefer to forage in the woodland interior, there will be areas with constant canopy cover and a diverse understorey and for the greater horseshoe bats there will be large grassy rides and glades.

The larger trees will be planted in clumps to aid establishment, underplanted with hazel. Minor trees and shrubs will be planted towards the edges of the rides and clearings and towards the woodland edge. Rides of between 8 and 20m width will be laid out for access into the woodland and beside the hedges to aid growth and maintenance. The hedges will be planted with native hedgerow shrubs interspersed with larger trees at approximately 10m intervals. Attempts will be made to include disease resistant elm. The clearings and rides will be seeded with a mix of grasses and wild flowers but, as these fields are currently being farmed, the soils may be too rich to sustain much in the way of wild flowers to begin with.

The detail of what is to be planted where will be determined as the Woodland Creation Plan develops. As for Jubilee Wood, the Scouts will survey in the rides, clearings, fences, hedges and other key features and mark these with tape. Following the detailed planting plan, stakes or canes will be placed to mark exactly where each tree is to go. Each marker will have a coloured flag (eg black for oak, red for hazel). As we move through the fields, our volunteer planters will be given up to 6 named young trees be asked to plant these beside the appropriate flagged marker. As past experience has shown that youngsters are not very good at hammering home stakes and setting the tubes the right way up, a team of adults will follow through to put up the tubes and stakes.

The hedges will be trimmed and maintained annually in the autumn/winter to achieve a width of 3 to 6 metres and a height of up to 3 metres. As the hedges mature, a cycle of maintenance every 2 to 3

years will be introduced. The interspersed trees will be encouraged to mature and be marked with “flags” to prevent inadvertent trimming. The aim will be to produce relatively large dense but ragged hedges attractive to birds for nesting and to bats for foraging.

The centres of the rides will be mown regularly to allow access. The rides and open spaces will be managed in accordance with the Forestry Commission Operations Note 011 ‘Managing woodland open space for wildlife’. The rides and clearings will be wide enough for there to be a gap in the canopy above which allows sunlight to reach the ground and consist of a central grass zone with a mixed herbaceous and shrub zone on one or both sides and then a shrub layer interspersed with smaller trees before the woodland proper is reached. The structure of the rides will include pinch points, irregular edges and small glades where rides intersect. The annual programme of ride management will create a mix of habitats and will consist of cutting the central zone at least once a year to facilitate access, cutting the herb zones on a 2-3 year cycle in the autumn and winter months to provide greatest biodiversity and wildlife benefit and cutting the coppice/scrub zones on a 5 to 7 year cycle.

The trees and shrubs will be planted in tubes and sections of the hedges netted to prevent deer damage and the deer management programme currently in operation in Jubilee Wood will be extended to include the new woodland. Some willow sets will be planted as sacrificial trees to take the pressure of deer browsing off the planted stock. The high fertility of the soil will mean that for the first two or three years the area around the new trees will need to be sprayed or mulched to prevent competition from weed growth and the remaining area cut each autumn/winter season. Once the trees have become established, the area between the trees will be mown on a three-year rotational basis, with care being taken to retain any naturally regenerated trees. This should help to prevent the build-up of unwanted weeds such as ragwort, thistle and dock. The hazel will be coppiced on a 5 to 7-year cycle.

At least two wildlife ponds will be created, linked to drainage ditches. For health and safety reasons the ponds will be relatively narrow, with slopes at either end to facilitate escape from the water. The layout will be a 50 cm high outer bund surrounding the pond area. Then a metre wide grassed, possibly boggy, area up to the water’s edge. The water itself will be bounded by a boggy area some 15 - 25 cm deep and 1 m wide before the deeper (3 to 4m) depth of water is reached. This should enable the presence of deep water to be detected even in the dark and deter young people from venturing in. The presence of boggy and muddy planted margins should deter attempts at swimming. The ponds will be planted with suitable native pond and marginal plants and dipping platforms erected. Attempts will be made to provide habitats suitable for water voles and kingfishers.

As soon as the hedges and trees are sufficiently mature, bird and bat boxes of various recommended designs will be built by our younger members and erected at suitable points throughout the woodland. Locations will be recorded and mapped to aid later surveys

Advice will be taken from the Wiltshire Wildlife Trust as to any measures necessary to facilitate the establishment of wildlife into the new woodland.

Information boards will be erected to explain what is open to the public, what we are doing and what we hope to achieve and set out in readily understandable terms the “do’s and don’ts” necessary to protect what we are in the process of creating.

Annex 2: Project Management

The project has been approved in principle by the Trustees of the Wiltshire West District Scout Council. Funds have been set aside to initiate the project and all 12 Groups in the District have undertaken to support the work involved in delivering the required results. In particular, our young members and local schools are looking forward to helping to plant the trees. Some of our older Scouts will play an active role in the planning activities

Following completion, the site will continue to be managed by the existing management committee, formed from within the membership of the Jubilee Wood Association. Reports on usage, expenditure and income will be made annually to the Annual General meeting of the District Scout Council. Regular reports will be made to the stakeholders on how the biodiversity of the new woodland is increasing and is evolving as a refuge for wildlife, particularly bats,

Project Team and Governance

The District Executive Committee have appointed a project team to manage and implement this project. As duly appointed charity trustees, the Executive will give direction to the Project Manager, who will report to the Executive at their regular meetings and will seek their formal approval before any major contracts or commitments are entered into. In accordance with the Scout's constitution and rules, all monies will be held and managed by the District Treasurer in a separate bank account. The sums of money accrued and disbursed in pursuit of this project will be separately identified in the accounts and any balances ring-fenced to ensure that they are only spent on this project. Regular reports will be made to all stakeholders (These have yet to be confirmed, but we envisage reporting to Natural England, Wiltshire Council Ecology and the Forestry Commission) and we will be working closely with Wiltshire Wildlife Trust, who are members of the Jubilee Wood Association, and the Woodland Trust. The Executive would give favourable consideration to including stakeholder representatives in the project team.

Project Manager: John Cox BEM.

Having enjoyed a career as a member of the Senior Civil Service, he has worked closely with Ministers and senior military and civilian officers, he has a deep understanding of the machinery of Government, Government finance, defence procurement, and international collaboration. He successfully managed two major warship procurement projects and then worked as a Director level consultant with a variety of major defence companies in UK, France and Australia. His voluntary work includes acting as Chairman of the Friends of Holy Trinity Church, Bradford on Avon where he played a major role in raising the money and then delivering to time and cost a several million-pound project to modernise the church. He successfully managed the project to raise the funds, acquire and then develop Jubilee Wood to time and cost. Earning the prestigious Queen's Scout Award in his youth in London, John served for many years as a Cub Scout Leader in Wiltshire. He is currently Chairman of the Wiltshire West District of the Scout Association, President of his local Scout Group and warden of Jubilee Wood Scout Camp Site. John was recently awarded the BEM for his services to Scouting and his local community.

Project Adviser: B F Fitchett FRICS

Brian qualified as a Chartered Surveyor in 1968, working initially in the public sector within the government's Valuation Office and later at Bristol City Council. Transferred to the private sector joining various private practices in Bristol, Bath and Trowbridge, and being elected in 1982 as a Fellow of the Royal Institution of Chartered Surveyors. In 1988 established his own company based in Trowbridge, specialising in the commercial property, development land and estate management sectors during which time he was elected as Chairman and later President of the Trowbridge Chamber of Commerce. Brian retired following the sale of his business in 2008. Having also gained the Queen's Scout Award in his youth, Brian now volunteers as an Assistant District Commissioner with the Wiltshire West District of the Scout Association.

Project Conservation Officer: J E Brown BSc(hons)

Julian graduated in Applied Biology, with a dissertation on the ecology of hedgerows, and had a successful career in agrochemical field trials over 33 years. During this time he worked for Hoechst, then AgrEvo, Aventis and Bayer and received training in integrated farm management and gained the

BASIS Crop Protection Certificate. On retirement he joined the maintenance team at Jubilee Wood as a regular volunteer.

Having also gained the Queen's Scout Award in his youth and represented his country at two World Jamborees (as an adult) he is our Wiltshire Scouts County Caving Advisor and is a Conservation Warden at Dan Yr Ogof showcaves. Julian is Chairman of the Jubilee Association Management Committee.

Young Member's Representative: Mollie Beales

Mollie gained her Young Leaders award as an Explorer. She has been selected to represent Wiltshire on many occasions including the 23rd World Scout Jamboree in Japan in 2015 and an expedition to South Africa in 2017 where she took part in building toilets and creating allotment spaces for a youth centre. She now represents the young people within the District in her role as District Youth Commissioner whilst also being an Assistant Cub Scout Leader.

Mollie also Scouts at University and is a member of the Student Scouts and Guides Organisation.

Mollie is studying BSc Computing alongside teaching (PGCE) at the University of Portsmouth and is currently on an industrial year working as a technology developer for a Marketing and Tech company near Winchester. She hopes to continue in a similar role after her studies are complete with interests in web design and development and technology in education.

In addition, we will take professional advice from a number individual experts, including:

Mr Matt Callaway (WWT) – Conservation, wildlife habitats and monitoring

Mr C Awdry – Agriculture, soil preparation, pond and track construction

Dr D W Cox - Civil Engineering, Geology and soil mechanics

Mrs Jan Freeborn – Chalk Hill Environmental Consultants, WWT

Mrs Louisa Kilgallen - Wiltshire County Ecologist

Mr Bill Ayres – Silviculture

Mr Keith Cohen (Bat Conservation Trust) – Bat habitats

Mr Mike Kent – physical layouts and ground markers

Mr Sam Connor – site planning and liaison with young members of Scouts



Annex 3: Development Schedule

Our priority is to buy the land; other work will be dictated by the availability of volunteer labour and the necessary finance. Detailed planning and scheduling is under way, but our broad timetable is:

Month	Activity	Major items of Expenditure
Placed Nov 20 approved	Place ecology survey contract Begin negotiations with landowners Application to Forestry Commission (FC) for Woodland Creation Scheme Planning Grant	
Nov 20 to July 21	Inputs to Stages 1 and 2 Woodland Creation Scheme Reports Apply for grants Agree final Woodland Design Plan and FC approve Woodland Creation Grant	
July 21	Complete land purchase	£405,000
Aug 21	Take possession	
Sept 21	Mark out and construct drainage ditches, erect/repair fences and gates, lay hard-core for access and rides	£32,500
Oct 21	Commence tree and hedge planting	£97,500
Mar 22	Complete tree and hedge planting Complete work on access and rides	
Jun 22	Formal completion of project (inspection by principal stakeholders)	
June 22	Opening Ceremony, timed to form part of the national celebrations for HM the Queen's Platinum Jubilee	
ongoing	Annual ecological surveys, woodland maintenance, inc replace failed trees (10 years)	

Annex 4: Land to be acquired

Location



Approved Housing & Road



Land to be acquired



Risk	Risk Level	Control	Resultant Risk
Road traffic accidents once new route for A350 opens	medium	The removal of the traffic lights at West Ashton and the bend in the new road towards Biss Wood will lead to uninterrupted traffic flows and poor lines of sight from our entrance. Proposal is to close existing exit and lay a new track across face of Biss Wood to join West Ashton Rd, This will require planning permission. Route forms part of Council's new Blue and Green infrastructure policy for cycleways and footpaths	low
Collisions between pedestrians and vehicles	low	The new track and verges will be wide enough to allow good visibility and separation. Surface will prevent high speeds being achieved	low
Strangers in Woods Visitor pressure on new habitats	High	Biss Wood, Green Lane Wood and the Nature Park are open to the public. New access routes will be created and signs, waymarkers and gates erected to steer the public away from areas used by young people and sensitive habitats	low
Landowners decide not to sell their land	medium	The two land owners have agreed in principle to sell the three fields to us at a price to be based on independent valuation, but precise boundaries can't be agreed yet and, for Field 3, talks will commence soon with the developer to release land not needed for the construction of the re-alignment of the A350. If the latter takes too long we can split the project into two phases.	low
Wiltshire Council decide not to fund the proposal	high	Need to ensure that our proposal is clear and convincing and is supported by as many stakeholders and interested parties as possible. Need to ensure that potential advantages for stakeholders are understood and appreciated. We have their agreement in principle to contribute up to £228,000 plus £7500 per annum for 7 years but timing is a major stumbling block.	medium
Timing of Council funding	High	Funding linked to developer contributions not yet in pipeline. Possibility of a third party loan being investigated. We are therefore applying for a community grant instead. Make applications to other grant makers	High
Lack of credibility – doubts re continuity. abilities and experience of Scouts	Medium	We have a good track record and an experienced team. We managed our Brokerswood site for 40 years and have been successfully managing and developing Jubilee Wood for 8 years. Encourage Grant makers to come and see for themselves. In the event that we should find ourselves unable to maintain the site we will, as with the existing facility, discuss with Wilts Council the transfer of the asset. The most likely candidate would be our partners, Wiltshire Wildlife Trust	low
Inability to deliver/ lack of credibility or doubts over Project Management	medium	The Scout project team has sufficient expertise and experience to fulfil this role and a proven track record. See Annex 2	low
Delay	medium	An experienced project manager and team are in place ensuring no time is lost in familiarisation and training. Scouts are ready to go now	low
Lack of resources	medium	Scouts have 900 young members supported by 250 leaders and helpers and, of course, parents, plus local schools, all anxious to take part so as to do something about climate change and provide woodland habitat. All are led by trained leaders and a competent experienced project team. We hope that this project will encourage those that have fallen by the wayside during the pandemic to re-join	low
public access	medium	The County Ecologist wishes to restrict public access to protect bats. Proposals in our business case represent a pragmatic, workable and to	Low

		some extent innovative way forward. Of the total area of 40 acres, at least 10 will be designated as fully open to the public, 4 acres will be used exclusively for youth etc activities and shared with wildlife. The balance of 26 acres will be managed wildlife habitat with carefully controlled access.	
Sensitive habitats not sufficiently protected	medium	Business case puts forward sound proposals to take pressure off Biss Wood, as Jubilee Wood does at present, by educating young people and providing safe, secure spaces for educational and other activities, including use by the new WWT full-time warden	Low
Resultant woodland will deviate from that envisaged in plans	medium	Scouts have the experience of planting Jubilee Wood to guide them. We have a tried and tested method of translating mapped outlines onto the ground (see google satellite images to see how planned outline of crown has been achieved at Jubilee Wood) Controlling young people planting will be a challenge but Business Plan explains methods to be used. Some deviation in planting will increase desired randomness of woodland	low
Cost and or timescales will not be met	medium	Costing includes reasonable contingency to close remaining gaps but is dependent on our ability to fund raise and win grants. If there is a shortfall, then we can either split the project into 2 phases (Fields 1&2/Field 3), delay purchase or buy less land, though the latter would reduce the size of the Woodland Creation Grant	low
Safety, Insurance etc	medium	Scout Policy, Organisation and Rules provide clear guidance and operating parameters which are mandatory for all Scout sponsored activities. Scout HQ provides ample accident and third party risk insurances.	Low
Safety during activities	low	Safety briefing given at start of each activity. Qualified First Responders in attendance. Planting to be conducted in manageable groups	Low
Covid 19	low	Hopefully, the worst rigours of the pandemic will be over by Autumn. If not, then planting will be carried out in small family groups, as dictated by whatever safety guidance is in force at the time. With a wide geographical spread at our disposal, it should be possible to maintain safe social distancing between groups	low