

# **WOOD LOTTING IN KENT**



## The brief

Wood lotting agreed by last forum to be an important issue but need to understand nature, extent, impact and ways forward.

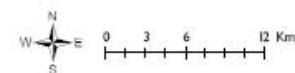
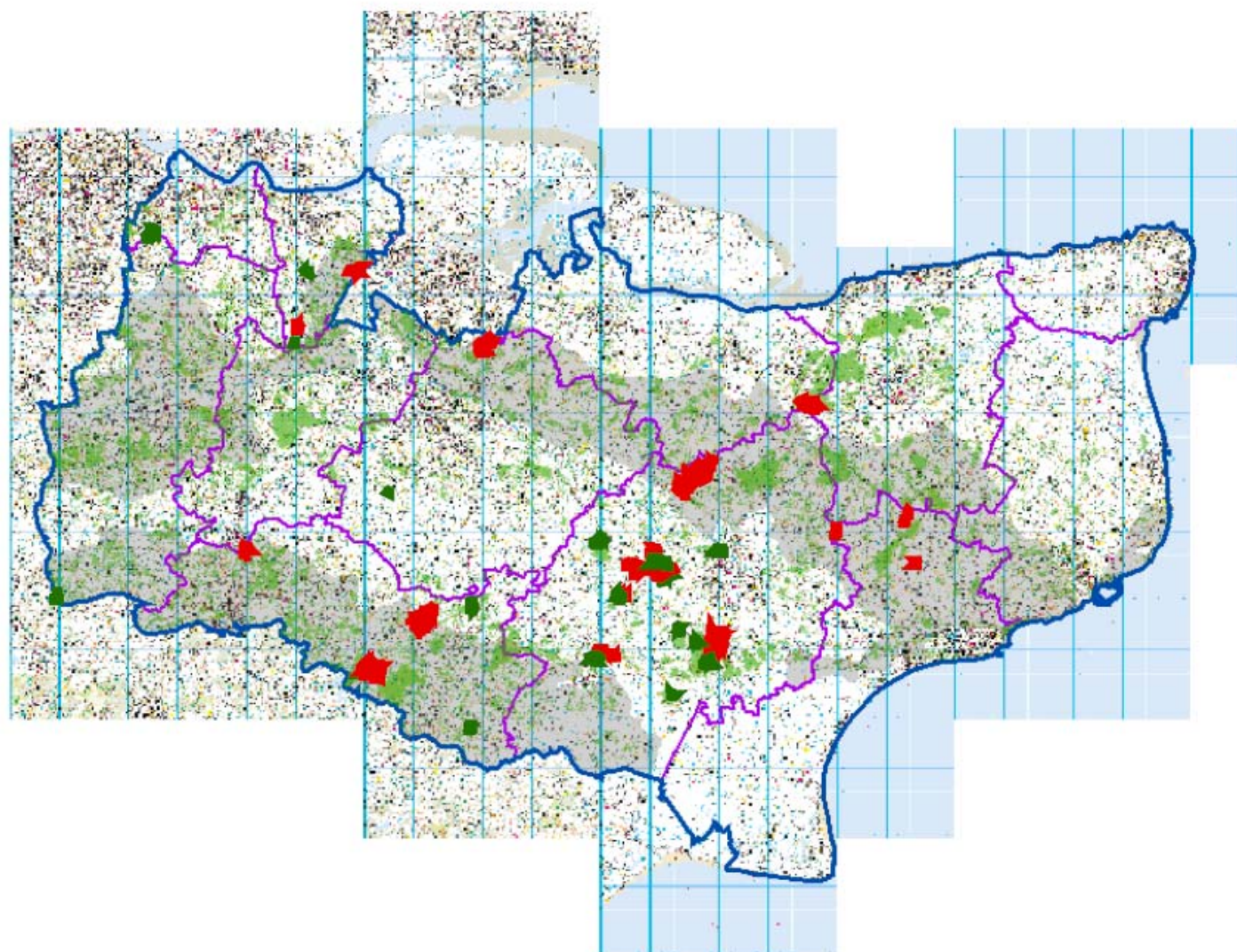
- Web searches for lotting and associated companies
- Information from the Kent Local Authorities and relevant bodies
- Contact with selected land agents
- Wider market analysis through literature and web searches
- Land registry search to identify woodland owners.
- Understand motivations of new owners
- Establish methods of control/ suggest new ones and positive management schemes as applicable

## Identified lotted woodlands in Kent

### Identified Lotted Woodlands

-  Priority woodlands
-  Non Priority woodlands

-  All woodlands
-  AONBs
-  District boundaries
-  Kent



Source: Kent Habitat Survey 2003  
LUC

Date: 13/12/2005

Revision



44 woodlands in Kent have been identified  
1774 hectares (3.7% of Kent's woodland).

Thousands of lots

How many owners?

**Table 8 Make up of lotted woodlands**

<b>Woodland type within lotted woodlands</b>	<b>Total area (ha) of woodland type within lotted woodlands</b>	<b>% of woodland type within lotted woodlands</b>
<b>Total lotted woodland cover</b>	1774	100
<b>Ancient woodlands</b>	1359	76.6
<b>Broadleaved</b>	1271	71.6
<b>Mixed</b>	143	8.1
<b>Coniferous</b>	219	12.3
<b>Scrub</b>	14	0.8

## CONSULTATION

- Lots bought for investment purposes are left unmanaged
- Woodland units are often incorporated into rear gardens where the wood directly abuts a built up area
- There is often a lack of unity in management
- Lots may be bought with the aim of obtaining planning permission to build a home
- Owners of lots may erect tool sheds and other similar structures
- Owners may keep horses and pigs etc. on the wood lot to the significant detriment of their nature conservation interest
- Lotting may result in damaging recreational activities
- Lot owners are often unaware of statutory controls e.g. Tree Preservation Orders (TPOs) placed on lot
- With lotting there may be a loss of public access to the woodland

The Land Registry search involves three stages:

Land Registry Search stage	Cost
Index map search	Per woodland unit Up to 10 titles revealed - free Any titles revealed above the 10 initial titles - £4/additional title
Title register download	Electronic copy - £3 Hard copy - £6
Title plan download	Electronic copy - £3 Hard copy - £6

Questionnaires were sent to woodland owners, accompanied by the Forestry Commission booklet 'So You Own a Woodland'.

The fieldwork completed in December.

Five areas of woodland, most of which are actually made up of more than one identified wood. They are:

- the Longbeech complex
- Hoads wood
- Lamberden Wood
- the Combwell complex
- the Bromley Green complex.

In each wood - an ecological assessment and also assessments of the impacts of lotting on landscape, rights of way, and a broader assessment of the activities that owners of lots seem to be engaged in

Once these steps are complete all findings will be brought together in a final report.



What now?

Examples of good practice

Good news stories where there has been a positive outcome

What interventions were made to make things work out well

Any other input welcome but we're getting close to the end of the project so please let us know now.

Thank you