

Glossary of important terms for woodland landowner agreements

Before we start looking at discussing and creating a landowner agreement, we should look at some of the language that is likely to be used. The following list of types of landowners and legal landowning/caretaking terminology is by no means exhaustive; for other woodland and legislative/protective terms see **Chapter 11**. The following **glossary has been reproduced with permission from** UK Woodland Assurance Standard UKWAS and their full glossary of terms can be found on their website <https://ukwas.org.uk/>

- **Access (for public)** – Refers to woodland and its associated land open to the public for recreational or educational use (sometimes subject to charges).
- **Assignment** – The transfer of an interest in property.
- **Buffer zone** – An area of non-invasive trees or other land use, of sufficient width to protect semi-natural woodland from significant invasion by seed from a nearby non-native source.
- **Conveyance** – A document transferring legal ownership of freehold (unregistered) land.
- **Compliance** – The term ‘compliance’ refers to meeting legal requirements regarding environmental standards and land designations.
- **Coppice** – Management of trees based on regeneration by re-growth from cut stumps (coppice stools). The same stool is used through several cycles of cutting and regrowth.
- **Coppice with standards** – Coppice with a number of single stemmed trees of seedling or coppice origin, grown on a long rotation to produce larger-sized timber and to regenerate new seedlings to replace worn out stools.
- **Coupe** – An area of woodland that has been or will be clear-felled.
- **Cultural features** – Historic environment sites, historic buildings and heritage landscapes, including ancient woodlands.
- **Covenant** – A promise contained in a deed.
- **Deed** – A document which satisfies the requirements of Section 1 of the Law of Property (Miscellaneous Provisions) Act 1989.
- **Drainage** – An operation to remove excess water from an area in a controlled way. In woodlands, drains are usually open, unlined channels.
- **Easement** – A right over land for the benefit of another plot of land.
- **Ecosystem services** – The benefits people obtain from ecosystems. These include:
 - provisioning services such as food, forest products and water
 - regulating services such as regulation of floods, drought, land degradation, air quality, climate and disease
 - supporting services such as soil formation and nutrient cycling
 - cultural services and cultural values such as recreational, spiritual, religious and other non-material benefits.
- **Estate Contract** – A contract to transfer or create a legal estate in land.
- **Executors** – Persons appointed by will to administer the estate of a deceased person.

- **Felling licence** – Licence issued by the relevant forestry authority to permit trees to be felled. With certain exceptions, it is illegal to fell trees without prior approval. Felling licences current on land are transferred if land is being sold. For exceptions see [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876642/Tree_Felling - Getting Permission - web version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/876642/Tree_Felling_-_Getting_Permission_-_web_version.pdf)
- **Forestry authority** – The competent body with responsibility for the regulation of forestry in each country of the United Kingdom: Forestry Commission (England); Department of Agriculture and Rural Development (Northern Ireland) Forest Service, Forestry and Land Scotland or Scottish Forestry (Scotland); and Natural Resources Wales (Wales); or their successor bodies.
- **Freehold** – A type of legal estate in land (see example in Appendix).
- **Hectare** – A square piece of land 100 metres by 100 metres. One hectare is approximately 2.5 acres, and an acre is approximately the size of one football pitch.
- **Incumbrance** – A right, interest, burden, or claim restricting the use or transfer of land.
- **Interested parties** – People directly affected by or who have a significant interest in the woodland being managed.
- **Invasive (species)** – Introduced species which spreads readily and dominates other species or upsets the ecological balance.
- **Leasehold** – A type of legal estate in land (see example in Appendix)
- **Licence** – Express or implied permission to enter land without being a trespasser (see example in Appendix).
- **Native (species)** – A species that has arrived and inhabited an area naturally, without human assistance, or that would occur had it not been removed through past management. For trees and shrubs in the UK, this is usually taken to mean those species present after post-glacial recolonisation and before historical times. Some species are only native in particular regions. Differences in characteristics and adaptations to conditions occur more locally, hence the term ‘locally native’.
- **Public Rights of Way** – Public Rights of Way are statutory rights of way in England and Wales, and are recorded on Definitive Maps held by local authorities showing whether the right of way is by foot, horse, or vehicle.
- **Recreation** – Activity or experience of the visitor’s own choice within a woodland setting. (Facilities may sometimes be provided and charges levied for their use).
- **Site of Special Scientific Interest (SSSI)** – A designated site providing statutory protection to flora and fauna. See **Chapter 11** for more information.
- **Thinning** – Tree removal, which results in a temporary reduction in basal area, made after canopy closure to promote growth and greater value in the remaining trees.
- **Traditional rights** – Rights which result from a long series of habitual or customary actions, which have, by uninterrupted acquiescence, acquired the force of a law within a geographical or sociological unit.
- **Tenure** – How a piece of land is held by the owner (derives from the feudal system).
- **Term of years** – A certain fixed period during which a tenant under a lease holds land.
- **Tree Preservation Order** – An order made by a local planning authority in England to protect specific trees, groups of trees, or woodlands, in the interests of amenity and preservation.
- **Trust of Land** – Any trust in which some or all of the property held in trust is land (see Trusts of Land & Appointment of Trustees Act 1996).
- **Veteran tree** – A tree that is of interest (biologically, culturally, or aesthetically) because of its age, size or condition, including the presence of deadwood micro-habitats.
- **Wood pasture** – Areas of historical, cultural and ecological interest, where grazing is managed in combination with a proportion of open tree canopy cover.
- **Woodland** – Predominantly tree-covered land, whether in large tracts (generally called forests) or smaller units (known by a variety of terms such as woodlands, woods, copses, and shelterbelts). (University of Hertfordshire, 2018) (UK Woodland Assurance Standard (UKWAS), 2021) (Forestry Commission, 2020).

Those woodlands which are comprised mainly of locally native trees and shrubs, and have some structural characteristics of natural woodland, are referred to as **semi-natural woodland**.

Those woodlands which are derived principally from the human activity of planting, sowing or intensive silvicultural treatment yet lack most of the principal characteristics and key elements of semi-natural woodland, are generally referred to as **plantations** or **woodlands of planted origin**. They often include a proportion of naturally regenerated trees, and are often managed to become more like natural woodlands over time.

Woodland is referred to as **ancient woodland** when it has been in continuous existence since before AD 1600 in England, Wales and Northern Ireland, or since before AD 1750 in Scotland.

The term **ancient semi-natural woodland (ASNW)** is used to describe those semi-natural stands on ancient woodland sites. The precise definition varies according to the local circumstances in each country within the United Kingdom, and guidance should be sought from the relevant forestry authority.

The term **ancient woodland site** refers to the site of an ancient woodland irrespective of its current tree cover. Where the native tree cover has been felled and replaced by planting of tree species not native to the site, it is referred to as a **plantation on ancient woodland site (PAWS)**.

Bibliography

UK Woodland Assurance Standard (UKWAS). (2021). *Glossary of terms*. Retrieved from UKWAS: <https://ukwas.org.uk/standard/glossary-of-terms/>