

Woodland Creation Applicants Guidance

Conservancy Woodland Creation Example

Making the guidance work:

Using an issues log to help EIA screening and to help a scheme through clearing.

Iain Laidlaw, FCS Operations and Development Manager

Ted Downs, Forestry Agent

David Kennedy, FCS Woodland Officer

- **Westloch Farm**

- Background

- Issues log headings and timing (alignment with the flowchart)

- EIA screening request (at stage 1.3) and timing – outcomes

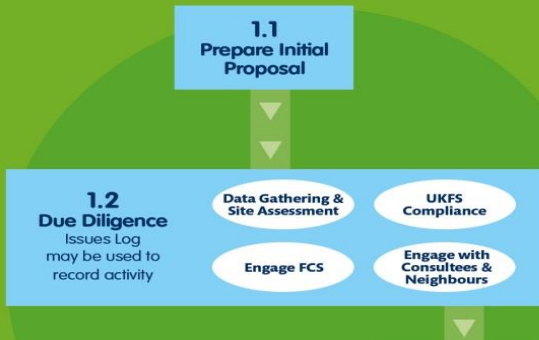
- Contract submission and timings – issues and outcome

- Q&A



Woodland Creation Application Process

Stage 1: Proposal



1.3 Request an EIA Screening?
Optional at this stage

NO

YES

Stage 2: Environmental Impact



Stage 3: Assessment



KEY:

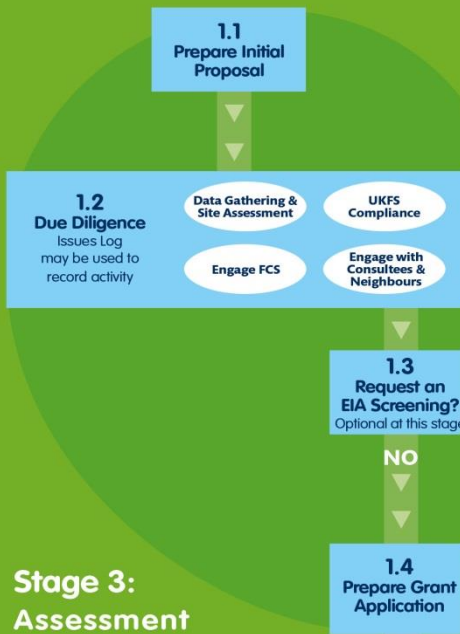
- Applicant led activity
- FCS led activity

Westloch Process Summary

- **1.1 Initial Proposal**
- **1.2 Due Diligence**
- **2.1 EIA Screening - EIA Not Required**
9 months
- **3.1 Application Review**
- **3.2a Public Register & Consultation**
- **3.3 Case Approval**
2 months

Woodland Creation Application Process

Stage 1: Proposal



Stage 2: Environmental Impact



Stage 3: Assessment

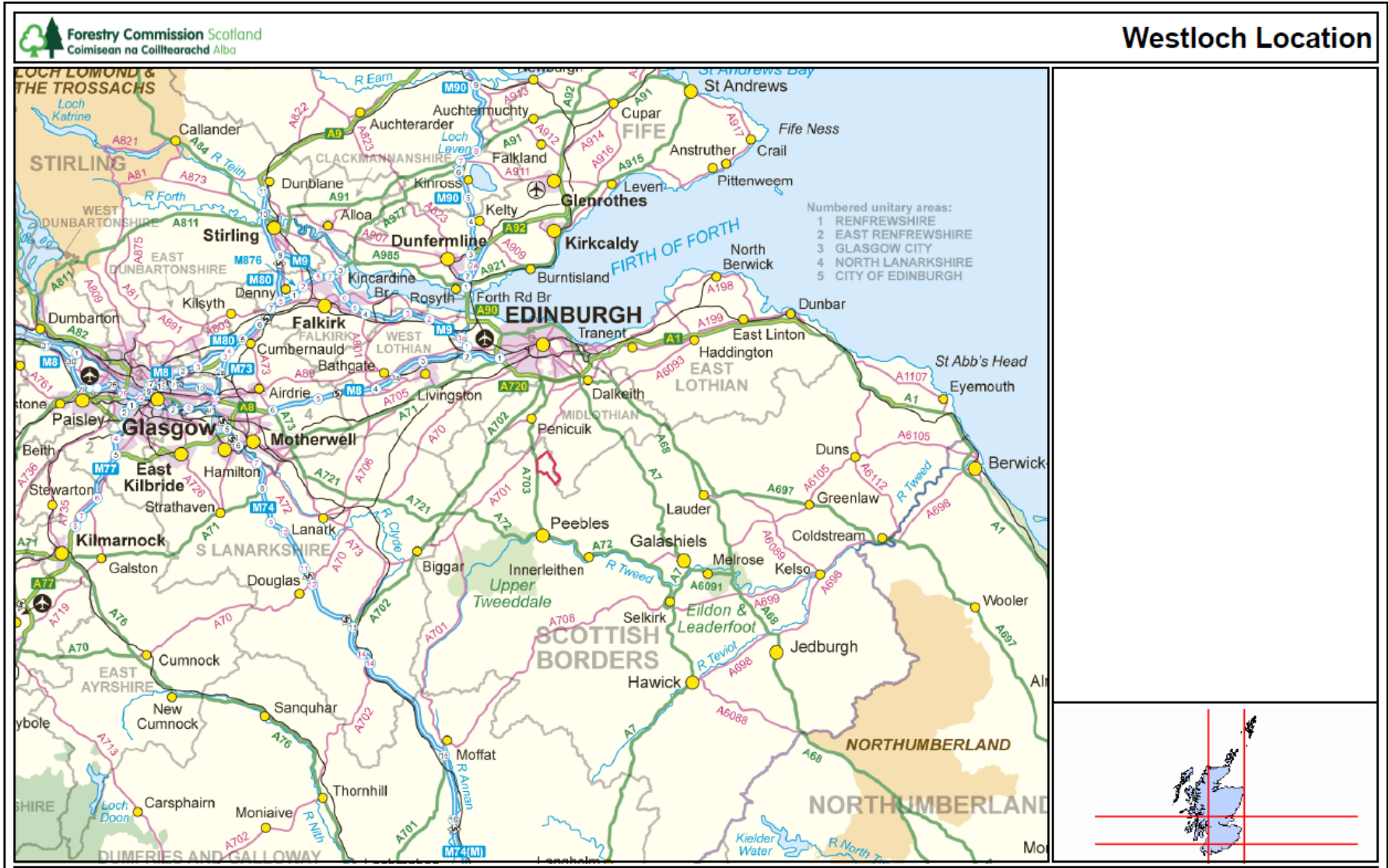


KEY:
 Applicant led activity
 FCS led activity

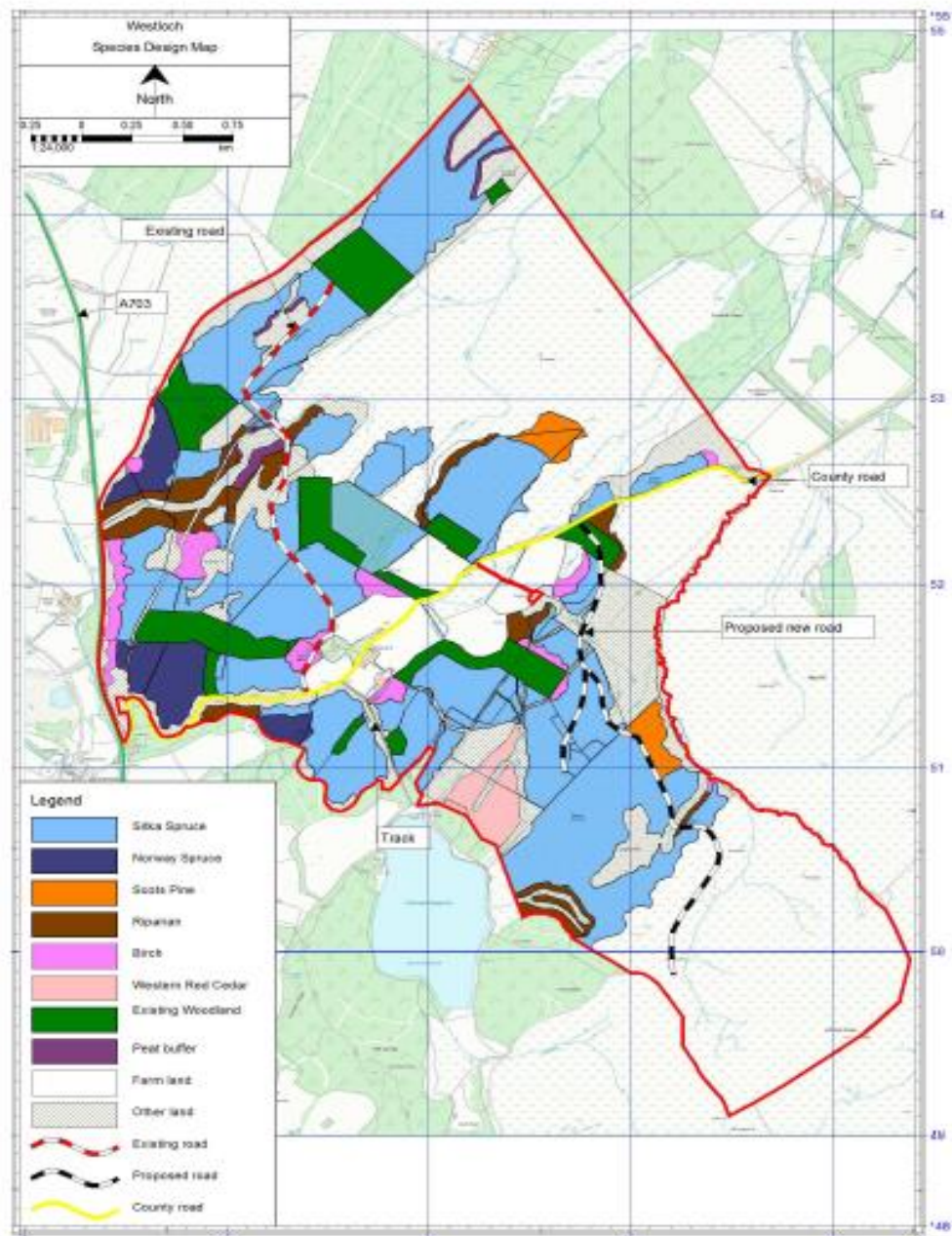
- **Westloch Summary**
- **1000ha farm**
- **c 500ha commercial woodland creation**
- **SB Woodland Strategy preferred/potential.....**
- **Visible from A703 (Edinburgh to Peebles), peat?**
- **Willing to integrate with agriculture etc**



Westloch Location













WOODLAND CREATION INITIAL ASSESSMENT

PROPOSAL NAME	West Loch, Portmore
LOCATION (Nearest Town)	Eddleston North Peebles
GRID REFERENCE	NT257517
WOODLAND CREATION AREA (Ha)	500ish Ha
TYPE OF WOODLAND CREATION (e.g. 80% Conifer 20% Native B/leaves)	Estimated 60% conifers, 40% broadleaves
Woodland officer, start date	David Kennedy 22/3/2016

Contact Ted Downs, agent 07973401982

Proposal Summary

Text general description.

Large farm divided by country road, and was owned by Portmore estate, recently bought as an investment to develop a productive but attractive woodland. Initial estimates at about 500+ hectares in total

Issue No.	Issue	FCS Notes or response	Applicant's response	Significance of impact	Status	Agreed mitigation	Outstanding action
1	PEOPLE						
	Water supply	22/3/16 probably to farm buildings and local cottages.	Water supply springs and pipes are known and will be recognised in designed open space	Mod to High	Resolved	OG buffer	Nil
	Lorry disturbance	22/3/16 Few properties adjacent to road and most are within the ownership of the applicant. Some cottages set well back.	Preliminary discussions with Highways Authority show low concern of impact. Land to north of road is to be accessed by newly built road which was approved by planners in April and is to the west of all properties so there will be no issue. Negotiations ongoing to allow access from neighbours land onto county road from land south of the road which will also bring traffic onto county road to west of all properties.	Low	Resolved	nil	nil
2	ARCHAEOLOGY						
	Identify archaeological features	22/3/16 No SAMs on site. Reasonable quantity of National monument records that can be designed in.	Report ongoing, no significant constraints expected. Arch report giving clear mitigation requirements	Mod	Resolved	OG buffer or out with planting areas	Nil
3	SOIL						
	Deep peat	22/3/16 Peat area near Toxside moss has been surveyed and the area is to be removed from the forestry proposal and to continue as grazing, possibly a few small farm landscape clumps for shelter/shooting landscape integration	Plantable map shows plans for OG/OL, shepherd keen to keep this land for grazing. Peat area also beneficial for Black grouse lek	Very High	Resolved	Do not plant, agreed OG buffer, leave open for BG	Nil
	Ground prep	22/3/16 Some form of low key rotary/continuous moulder has been proposed. Beneficial for landscape, SEPA mitigation	Continuous mounding proposed, haven't settled on exact machine but we are investigating a few options	High	Resolved	Nil required	Nil
4	FLORA						
	habitats	22/3/16 Botanical survey in hand, one valuable area to the south, near Portmore. Dry heather moorland to the south will be treated differently, possibly towards native woodland with some Scots Pine	Full ecological survey being undertaken by Simply Ecology Ltd, covering birds/flora, fauna, reptiles, bats (dawn and dusk surveys done in may). Dry heather area excluded from planting Local recorders offered advice on key species to protect	Moderate	Resolved	Key species area excluded from scheme	Nil







