

WOODLAND CREATION INITIAL ASSESSMENT

5	LANDSCAPE						
	design	<p>22/3/16</p> <ul style="list-style-type: none"> - Desire to integrate farming land use with forestry - consider local views as driving/cycling along the road - designed towards a productive woodland but maximising diversity as it suits the soil conditions for species diversity - building a strong riparian zone structure - building in future felling coupe boundaries - redesigning the existing restock areas into the bigger design - build in attractiveness for long term capital value - identified as specially identified area of hill land, no major constraint, but some native woodland to compliment species rich areas at higher elevation would be appreciated <p>Liaise with Jim Knight, SBC landscape architect jknight@scotborders.gov.uk</p>	<p>Have instructed landscape appraisal, will contact Jim Knight</p> <p>In talks with Tweed Forum, very positive reaction from both sides.</p> <p>Landscape design from main road viewpoints, resolve Portmore top edge, show species diversity near road sides, cross check with Nicholas Shepherd, consider views from local properties</p>	High	Resolved	Design assessed by two landscape architects	Nil
	Species choice	<p>22/3/16</p> <ul style="list-style-type: none"> - Sitka is suitable for most of the area, DF not suitable, SP and NS limited locations are suitable, and these locations should be where these species are best located. - Birch W4 and NBL W9 very suitable - Aspen to be included in riparian mix and potentially to create colour within roadside conifer mix - Certain locations may be deer fenced for ease of management, but the main area should be controllable by shooting. - Possibly native woodland within deer fence at higher elevation with BG markers. - Planting possibly to be phased over two years 	<p>SS to be the main species underpinning the whole project as an investment. Aspen to be included in the riparian zones and Birch W4 and NBL W9 main components of broadleaved areas. Minor conifers to be SP and NS where suitable and NF and GF being considered if suitable from soil analysis.</p> <p>Stalkers appointed, it is hoped that deer fencing will only be required around broadleaved areas.</p>	High	Resolved	ESC assessment,	Nil
6	FAUNA						
	Mammals	<p>22/3/16 Wildlife surveys to be completed, otter, badger, water voles, possibly bats</p>	<p>See above, being done. Positive benefits in the longer term, no impact.</p>	Low	Resolved	Not applicable	Nil
	Birds	<p>22/3/16 Winter and summer assessments, liaise with RSPB</p> <p>Mike Fraser mike.fraser@rspb.org.uk</p> <p>Important bird areas near by Moorfoot hills and Gladhouse reservoir, all of which should benefit from a diverse design.</p> <p>Black grouse at Tweeddaleburn</p>	<p>Leks have been identified, ecologist to liaise with Mike Fraser.</p> <p>Black grouse, proves a key issue. Specific engagement of Phil Warren and Conservator, length discussions with RSPB and SBC Ecologist, and an overall agenda to make woodland creation a positive habitat contribution for BG</p>	Very High	Resolved	OG and OL for BG, redesign many times, to keep areas open, also use of NBL and SP	Nil



In
Loving Memory Of
Dave and Lizzie Williamson
(Gorebridge)
who regularly enjoyed
these views

R.I.P.

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7	ACCESS Timber lorries						
	Timber haulage	22/3/16 Easy access for timber from planting area onto unclassified route, then leading to A703. Timber has been extracted along this route without issue, and very few live along this section. Get road classified via James.england@dumgal.gov.uk	Have spoken to council who recognise that visibility is fairly good and there is not much traffic on the road so there are not many problems envisaged. Will get written confirmation of position from James England. Road classification changed to Consultation route	High	Resolved	TTR map changed	Nil
8	RECREATION Public access eg. row						
		22/3/16 Claimed RoW to Portmore reservoir and along to Tweeddaleburn can be improved and made more attractive and safe.	No plans as yet but owners keen to encourage public access and usage. Route left open for pedestrians and horses	Moderate	Resolved	OG on map and gates as required	Nil
9	WATER Quality, yield						
	Water catchment area	22/3/16 Gladhouse reservoir, proposed planting should help maintain water quality, but may reduce quantity. Liaise with SEPA kate.grimsditch@sepa.org.uk	SEPA consulted, Scottish Water engages to protect assets and adequate buffer zones. Mounding as ground prep, resolves key concerns	Moderate	Resolved	OG buffer around SW assets	Nil
	Nitrate sensitive zone	22/3/16 Reduction in grazing, riparian zone native planting, species diversity and low key ground prep should help make a positive impact	Mounding, back actor mounding near water courses, native planting and early discussion with Tweed forum	Low	Resolved	NBL, mounding, low density planting	Nil
10	LAND USE BALANCE LA strategy, Agric						
	LA strategy	22/3/16 Area proposed is down in the SBWS as preferred and potential- Map 6 upland upland fringe (productive conifer) Eligible for enhanced targeted grants under FGS.	Agric assessment produced, farming integrated with forestry on the better land and on the peat areas.	Moderate	Resolved	Farming enterprise continues, shepherd consulted	Nil

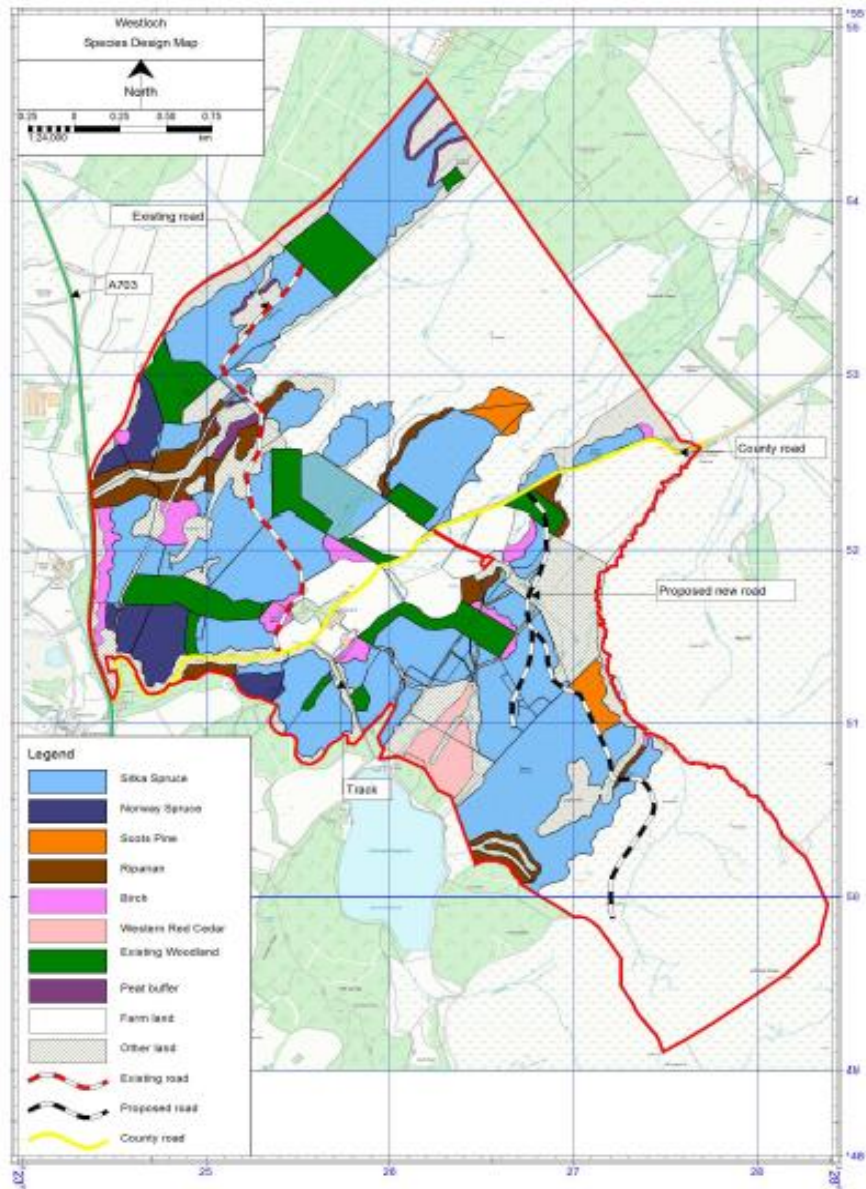




WESTLOCH FARM - EIA ISSUES LOG SUMMARY

HEADINGS	KEY ISSUES	ACTIONS
PEOPLE	<ul style="list-style-type: none"> 1. Integration with Agriculture and Local Employment 2. Private water supply 	<ul style="list-style-type: none"> 1. Retention of farm job and p/t gamekeeper/deer controller both living on site. 2. Checked, marked and protected
ARCHAEOLOGY	<ul style="list-style-type: none"> 3. Some unscheduled features 	<ul style="list-style-type: none"> 3. Buffer zones, built into open space
SOIL	<ul style="list-style-type: none"> 4. Peat survey, 5. Ecological Site Classification general assessment, soil, moisture, wind, aspect, location, altitude 6. Ground preparation 	<ul style="list-style-type: none"> 4. Exclude peat or as internal open ground and include peat buffer of 25m adjacent to key areas 5. Species selected that are suited to site conditions 6. Mounding only
FLORA	<ul style="list-style-type: none"> 7. Botanical survey of site 	<ul style="list-style-type: none"> 7. Exclude botanically rich areas, peat flora, riparian flora, heather
LANDSCAPE	<ul style="list-style-type: none"> 8. Landscape assessments carried out 	<ul style="list-style-type: none"> 8. Discussions with FCS and SBC Landscape architects – revised. <u>Windfarm</u> coupe boundaries
FAUNA	<ul style="list-style-type: none"> 9. Habitat and wildlife surveys completed, badgers, voles, bats, bird survey, otters 10. Black grouse key issue 	<ul style="list-style-type: none"> 9. Positive enhancement for most mammals 10. BG habitat enhancement, keep areas open, favourable species around, <u>integrate</u> land use. Specific site visits with P Warren (GWCT) – predator control, fence marking
ACCESS	<ul style="list-style-type: none"> 11. Timber access 	<ul style="list-style-type: none"> 11. Modified agreed routes map to Consultation status
RECREATION	<ul style="list-style-type: none"> 12. Rights of way 	<ul style="list-style-type: none"> 12. Maintain public access and improve link. Long term enhancement possible
WATER	<ul style="list-style-type: none"> 13. Scottish Water assets on site, pipe lines etc 14. SEPA and Tweed forum interest 	<ul style="list-style-type: none"> 13. Scottish Water actively involved, Edinburgh pipe, protect assets with buffer area 14. Good riparian zones, mounding, leaky dams

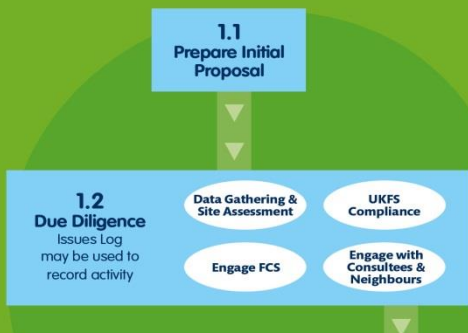






Woodland Creation Application Process

Stage 1: Proposal



1.3 Request an EIA Screening?
Optional at this stage

NO

1.4 Prepare Grant Application

Stage 2: Environmental Impact



Stage 3: Assessment



KEY:

- Applicant led activity
- FCS led activity



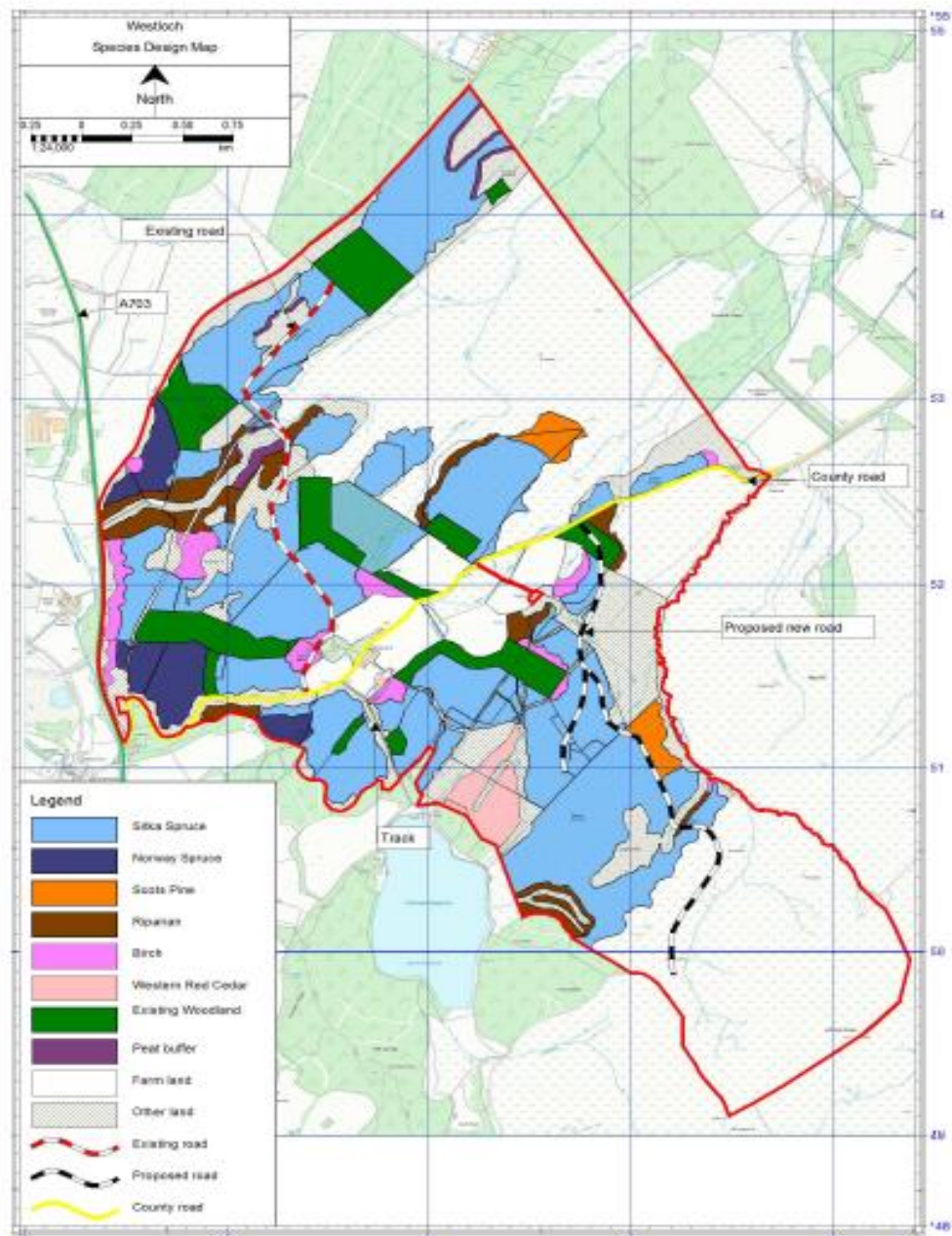
Westloch Timeline

17/3/2016	1 st site visit with Agent
3/2016	1 st email of summary of ideas, constraints map, issues log, EIA headings to be considered.
6/2016	1 st Draft plantable map 1 st draft peat survey map 1 st draft issues log with bullet points: Land use balance Peat, Ground prep, Habitat survey, Bird and mammal survey, Landscape, Water main (S Water), Water (SEPA & Tweed Forum), Public access, Species choice Archaeology, Timber transport
10/2016	Revised peat survey Ecology report Revised Black grouse mitigation
11/2016	Revised design and specific ecology advise for BG
11/2016	EIA determination form received
11/2016	Screening meeting in Peebles and site visit for Consultees
7/12/2016	EIA determination letter and summary of key maps; EA not required.



3/11/2017	FGS fully submitted, checked, Consultation, Register Peat buffer zones agreed, Deer plan completed
7/12/2017	Ready for clearing
15/12/2017	Clearing
20/12/2017	Contract issued
11/1/2018	Contract signed

















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

Well done Ted Downs & David Kennedy!

Any Questions?

- **Ted Downs**
(Westloch agent)
- **David Kennedy**
(FCS Woodland Officer)
- **Iain Laidlaw**
(FCS Ops & Development Mgr)