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**

1.1 Prepare Initial Proposal

1.2 Due Diligence
- Data Gathering & Site Assessment
- UKFS Compliance
- Engage FCS

1.3 Request an EIA Screening?
- Yes: 1.3
- No: 3.1 Application Review

**Stage 2: Environmental Impact**

2.1 Screening
- EIA consent required
- EIA consent not required

2.2 Scoping

2.3 EIA Report

2.4 Public Register

2.5 EIA Decision

**Stage 3: Assessment**

3.1 Application Review

3.2a Public Register
- Complete: 3.2b Grant Assessment
- Incomplete: 3.3 Case Approval

3.2b Grant Assessment

3.3 Case Approval

3.4 Return to Applicant

**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

1.1 Prepare Initial Proposal

1.2 Due Diligence
   Issues Log
   may be used to
   record activity

1.3 Request an EIA Screening?
   Optional at this stage

Stage 2: Environmental Impact

2.1 Screening
   EIA consent
   not required
   EIA consent
   required

2.2 Scoping

2.3 EIA Report

2.4 Public Register

Stage 3: Assessment

1.4 Prepare Grant Application

3.1 Application Review

3.2a Public Register
   if not complete
   at 2.4

3.2b Grant Assessment

3.3 Case Approval

3.4 Return to Applicant

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
## WOODLAND CREATION INITIAL ASSESSMENT

**PROPOSAL NAME**
West Loch, Portmore

**LOCATION (Nearest Town)**
Edzell, North Peebles

**GRID REFERENCE**
NT257517

**WOODLAND CREATION AREA (Ha)**
300th Ha

**TYPE OF WOODLAND CREATION**
Estimated 60% conifers, 40% broadleaves

**Woodland officer, start date**
David Kennedy 22/3/2016

---

### Proposal Summary

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.

<table>
<thead>
<tr>
<th>Issue No.</th>
<th>Issue</th>
<th>FCS Notes or response</th>
<th>Applicant’s response</th>
<th>Significance of impact</th>
<th>Status</th>
<th>Agreed mitigation</th>
<th>Outstanding action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PEOPLE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Water supply</td>
<td>Water supply springs and pipes are known and will be recognised in designed open space</td>
<td>Mod to High</td>
<td>Resolved</td>
<td>OG buffer</td>
<td>Nil</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Lorry disturbance</td>
<td>few properties adjacent to road and most are within the ownership of the applicant. Some cottages sat wall back.</td>
<td>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.</td>
<td>Low</td>
<td>Resolved</td>
<td>nil</td>
<td>nil</td>
</tr>
<tr>
<td>2</td>
<td>ARCHAEOLOGY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Identify archaeological features</td>
<td>22/3/16 No SAMS on site. Reasonable quantity of National monument records that can be designed.</td>
<td>Report ongoing, no significant constraints expected. Arch report giving clear mitigation requirements</td>
<td>Mod</td>
<td>Resolved</td>
<td>OG buffer or outside planting areas</td>
<td>Nil</td>
</tr>
<tr>
<td>3</td>
<td>SOIL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Deep peat</td>
<td>22/3/16 Peat area near Tyside must 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 dumping for shelter/shooting landscape integration</td>
<td>Peat area shows plans for OG/OI, shepherd keen to keep this land for grazing. Peat area also beneficial for Black grouse les.</td>
<td>Very High</td>
<td>Resolved</td>
<td>Do not plant, agree OG buffer, leave open for OG</td>
<td>Nil</td>
</tr>
<tr>
<td>3</td>
<td>Ground prep</td>
<td>22/3/16 Some form of low rotary/continuous moulder has been proposed, beneficial for landscape, SEPA mitigation</td>
<td>Continuous mounding proposed, haven’t settled on exact machine but we are investigating a few options</td>
<td>High</td>
<td>Resolved</td>
<td>Nil required</td>
<td>nil</td>
</tr>
<tr>
<td>4</td>
<td>FLORA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>habitats</td>
<td>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</td>
<td>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</td>
<td>Moderate</td>
<td>Resolved</td>
<td>Key species area excluded from scheme</td>
<td>Nil</td>
</tr>
</tbody>
</table>

---

*Contact Ted Downs, agent 07973401982*