Property Name: **Dod Farm** BRN: **341542**

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Population & Human Health						
Community Consultation The site is located within what is essentially a rural landscape, and the population level in the surrounding area is very low. As part of the design process, a copy of the concept design map (Map 4), together with some explanatory information was delivered (by post) to sixteen addresses, including all neighbouring landowners and nearby residents. Similar information was sent to Upper Teviotdale and Borthwick Community Council. A single, positive, response was received.	Response noted		Relevant issues, such as recreation and roads, are covered in the sections below.	Map 4 - Concepts		
Biodiversity						
NatureScot – SAC Protection 18.02.26 Highlighted presence of the River Tweed SAC ~2 km downstream of the site, and requested establishment of riparian buffer zones of at least 20m, and ideally 30 m width , to prevent any sedimentation from entering the Dod Burn	noted		No coniferous planting within 20m of Dod Burn Full compliance with UKFS and 'Forests and Water Guidelines'	Map 5 -Woodland Design Annex 1		
NatureScot – SAC Enhancement 18.02.26 Recommended low density broadleaved planting along watercourses irrespective of Habitat Survey Report	noted		Lower density native broadleaved planting included along the Dod Burn and Barry Sike riparian corridor's, focused on ground supporting grasses and bracken, and avoiding main area of marshy wetland vegetation.	Map 5 – Woodland Design Operations Plan Annex 1		
Habitats A habitat survey and assessment was undertaken by Carstairs Ecology, with the report made available at the consultation stage. The report highlighted a number of habitats of varied importance, and made recommendations on their treatment, as well as identifying small target-noted features to be protected	Design complies with recommendations aside from proposed native woodland planting along watercourses, including some locations marked as being of 'high sensitivity' No habitat-specific issues were raised by consultees aside from NatureScot's observation above		See Annex 1 for full details of compliance Two fields, highlighted as being of high ecological sensitivity, will be conservation grazed. The proposals involve the creation of a significant area of broadleaved planting (~20% of the total) focused on watercourses and around existing broadleaved woodlands. The proposals will safeguard over 11 ha of existing woodland (mostly open to stock) An area of failed SFGS riparian planting will be brought into positive management through enrichment planting.	Map 2b – Ecology Constraints Ecology Report – Appendix 1 Annex 1		
Breeding Birds A Breeding Birds survey was undertaken by Carstairs Ecology.	all noted		Given preponderance for upland grass habitats in the surrounding area, and the remoteness of			

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Single pairs of curlew and oystercatcher were recorded , 350 m and 250 m to the north of the site respectively. The only other red and amber listed species recorded were skylark and meadow pipit RSPB did not respond to the consultation. NatureScot highlighted presence of Black grouse lek, more than 2km to the north			the known nest sides, no waders will be lost as a result of the proposals, and displacement of off-site pairs is feasible. Given that 30% of the site will remain open, so moorland birds will be retained, and significant areas of woodland edge habitat will be created Given the remoteness of the Black grouse lek, fence marking will not be employed.	Ecology Assessment - Appendix 1 Operations Plan Annex 1		
<u>Protected Species</u> Signs of badger activity noted, but no setts encountered. Red squirrels are known to be present in the wider area.			Pre-implementation badger survey will be implemented, and any licences needed will be obtained. fences will be inspected on completion, and regularly thereafter, and badger gates will be fitted as required. Establishment of a relatively diverse coniferous element within the wood will assist in supporting red squirrels			
Land						
<u>SGRPID</u> SGRPID noted that they would consider the proposal under WEAG guidelines, but that given that the land is largely LCA 5.3 they would be unlikely to raise any objections Loss of agricultural land was not raised as an issue by any other consultee	Agricultural Impact Assessment produced, with key points being:- o No loss of prime land. o Loss in stock numbers is very limited o Minor loss in agricultural sector employment balanced by slight increase in employment within forestry sector Noted that new rural enterprise has been established at Dod Farm		none required	Agricultural Impact Assessment (Appendix 7)		
Soil						
Planting not permitted on deep peat. Ecologist noted that M25 habitat's sensitivity would depend on whether or not it has developed on deep peat.	Peat survey undertaken to identify areas of deep peat, including areas of M25 habitat Soil survey undertaken to guide species selection and cultivation methods		Areas of deep peat identified and excluded, with buffer Full compliance with 'Forests and Water' Guidelines, and current cultivation guidance No ploughing will be undertaken, and only limited drainage is anticipated	Map 2c - Soils Operations Plan Annex 1		
Water						
<u>SEPA</u> 28.01.26 SEPA responded 'Good site planning is required on pollution prevention. 1) A Water Management Plan should be produced and communicated prior to work commencing			The application and implementation of the project will follow the current forestry best practices and guidance, and adhere to the 'Forest & Water' guidelines (5th Edition). Site managers will follow the Forestry & Water Scotland Know the Rules Booklet, version 2.	Operations Plan Annex 1		

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2) Access tracks should ideally avoid areas of shallow peat to avoid disturbance of key habitat and release of organic compounds to surface waters. 3) Low-risk ground preparation techniques should be used to minimise soil and carbon loss 4) Prior to site departure, all machinery working within the forest block should be power washed as per good practice to avoid the accidental spread of invasive species. 5) Use of tree shelters and vole guards must come with a removal plan after the trees are established. 6) Fords should be mapped, and if crossings are proposed they should use log bridges or culverts. Log bridges must be lifted after use SEPA also recommended maximising opportunities to improve riparian zones			1) A Water Management Plan will be produced prior to works commencing 2) No new access tracks are planned at this stage, and tracks will not be close to any areas of shallow or deep peat 3) Only low risk intrusive techniques to minimise soil and carbon losses to air and water such as hinge, continuous or excavator mounding will be used 4) All machinery will be power washed prior to leaving site 5) The use of tree shelters has been avoided & the removal of vole guards is included in the Operations Plan. Consideration is being given to the use of biodegradable vole guards. 6) A temporary log bridge will be installed at the fording point on the Dod Burn in compliance with EASR authorisations, and will be removed flowing completion of implementation works Relevant guidance of riparian buffers has been adhered to (min. 20m width along the Dod Burn, min. 10m width along tributaries. Native woodland planting within the riparian zones will significantly extend the native woodland habitat neatwork.			
<u>Private Water Supply</u> A single property is served by a PWS which is fed from a catchment within the site.	While the PWS serves as a backup to the poor supply provided by the mains, it is recognised that the PWS needs to be protected . A PWS impact assessment was undertaken by a hydrologist, with a catchment based on surface water flow patterns; following feedback from SF a larger catchment was created, including for possible sub-surface flows (although groundwater supplies are much less impacted by tree uptake than surface water flows). The assessment concludes that the potential impact on yield is minimal, with demand comprising 2.9% of the available Q_{99} flow even if the entire catchment was planted with conifers. The proposed coniferous planting within the catchment covers 18%, indicating a decline in yield of 3.6%.		No planting within 70 m, and no coniferous planting within 135 m of intake. No mechanical cultivation within the catchment. No use of fertilizers within the PWS catchment. No storage of herbicides, fertilizers or fuels within the catchment.	Map 2 – Constrains Operations Plan Annex 1 PWS Report- Appendix 3a PWS Addendum – Appendix 3b		
<u>Drinking Water Protected Area - Water Yield</u> Scottish Water noted the sites presence within the Roberton WTW DWPA, which was stated as being in 'in deficit'. Scottish Water estimated that the proposed coniferous planting would have a significant negative impact on water	Based on information made available, the proposed coniferous planting at Dod Fram covers 1.4% of the Roberton WTW catchment. The planting would result in a decline in overall water yield of 0.29%, which is held to be insignificant.		While the impact of the proposed coniferous planting is held to be insignificant it should be noted that changes planned in the larger forests within the Roberton WTW catchment will result in a decrease in coniferous cover overall.	Annex 1 DWPA Impact assessment - Appendix 4		

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yield but did not provide information on their calculation methods or give guidance on what level of coniferous planting they would consider acceptable.						
<u>Drinking Water Protected Area - Water Quality</u> Given the site's location within a DWPA, Scottish Water emphasised the requirements to avoid any negative impacts on water quality.	In accordance with the published Scottish Forestry "Cultivation of Upland Woodland Creation Sites -Applicants Guide", only low risk intrusive techniques to minimise soil and carbon losses to air and water such as hinge, continuous or excavator mounding, will be used. Full details are contained within the Operations Plan and Annex 1		o All works will adhere to the 'Forests and Water' guidelines and other environmental regulations. o Works will follow the guidance contained within 'Guidance on Forestry Activities Near Public Water Sources and Scottish Water Assets'. o Close liaison with Scottish Water will be maintained during all preparatory, implementation and maintenance works o Provision of toolbox talks covering water-related issues to be given to all contractors o Cultivation and drainage works within the catchment as a whole will be limited to mounding or screefing, with no linear cultivation being undertaken o Only a very limited amount of drainage works is anticipated o Fuel spill kits will be carried in all vehicles at all times o Bracken control will be undertaken using glyphosate applied with weed wipers o Follow up treatment will involve spot or strip treatments of glyphosate, and manual control as required. o No storage of herbicides, fertilizers, or chemicals within 50 m of any watercourses o No use of herbicides, fertilizers, or chemicals within 10 m on any watercourse o No refuelling within 50 m of any watercourses, and in general refuelling will follow approved methods and agreed precautions (Guidance for Pollution Prevention) In terms of positive mitigation, the removal of agricultural stock will prevent agricultural chemicals from entering the DWPA, and remove the threats posed by stock poaching ground with the riparian zones. Native woodland planting as proposed for the riparian zones will create a 2km long habitat network connecting the remnant native woods	Operations Plan Annex 1		

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			at Dod Farmhouse upstream to Priesthaugh Forest.			
Air						
n/a						
Climate						
Not raised by consultees	The project sequester carbon, notably given low levels of carbon within the soils currently.					
Material Assets						
Roads/Timber Haulage SBC Roads Dept. and the Timber Transport Officer were contacted, and given details of the proposed timber haulage route. No responses have been received.	Timber will be taken via the existing track onto the C24, and then northwards onto the A7. The C24 is shown as a 'Consultation' Route in the Timber haulage Map.		A Timber Movement Plan will be drawn up prior to any harvesting. The Plan will take full cognisance of the Dod Settlement Scheduled Monument, and consultation with local residents will be undertaken as part of the Plan's development.	Map 1 _locations and Context Map 2a - Constraints		
Scottish Water Scottish Water highlighted the presence of the pipeline beneath the access track to the north of the site; Scottish Water requested that this pipe be protected during operations.	Implementation works will not require the use of any vehicles heavier than those which use the road for agricultural purposes. Scottish Water have been contacted with a view to discussing matters on site, but they have been unable to attend as yet.		The pipeline will be protected during operations.			
Deer Impacts on deer were not raised directly by any consultee, but one consultee raised concerns about the impact of deer fencing increasing deer pressure on their property. No response was received from the local Deer Management Group.	Due to the large number/high percentage of trees which are vulnerable to deer damage, and the known presence of roe deer in adjoining woodlands as well as on site, the proposal includes for protecting all planting (and existing woods) within a deer fence. A Deer Management Plan has been produced, with the intension to undertake a compensatory cull included. Landscape issues have been addressed by holding the fence line back from the western ridge line in the more prominent locations.		A Deer Management Plan has been produced, and will be implemented, with renewal at year 5.	Deer Management Plan - Appendix 6		
Cultural Heritage						
CEC Archaeologist 27.02.26 Identified that views from scheduled monuments will be crucial. Also highlighted presence of the Dod Settlement, which is immediately next to the C24 road just north of the site entrance. No comments made on HEA provided	Despite offer to meet on site it wasn't possible to arrange this. Views from the two scheduled monuments on Gray Coat are discussed under HES below Pele House SM is set within open ground, extending to around 4 ha, alongside a number of previously reported and newly identified features		The proposals comply with or exceed the recommendations contained within the HEA. The sites situation with the Priesthaugh Design Landscape (SBC Schedule of Designed Landscapes), while not raised by SBC, is also addressed - see Annex 1	Archaeology Survey - Appendix 2 Map 2 - Constraints Annex 1 Visualisations - Appendix 6		

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	The presence of Dod Settlement is noted, and this issue will be addressed in any future Timber Haulage Plan.					
Historic Environment Scotland – Scheduled Monuments 16.02.26 HES identified the Scheduled Monuments within and near to the site. A 20m buffer beyond the scheduled areas was request. Further, it was requested that the setting of the features (and in particular that of the cairn on Gray Coat – SM3391) should be assessed.	The 20m buffer has been applied to all scheduled features, including those outwith the site. Visual perspectives were produced to show the impact of the proposed planting on views out from the summit of Gray Coat. Following the issue of the initial perspective images further discussions with HES were held. HES requested that tree planting be held to the 330m contour in an arc to the north to east north-east of the cairn. The current design now does this.		A large area of ground around Grey Coat has been excluded from the enclosed planting, and will be retained as open ground. Informal grazing should maintain a grass sward, but any woody plants developing within the open ground will be removed. Public access will be facilitated, with the provision on an access ride and the fitting of a self-closing gate in the fenceline	Map 5 – Woodland Design Annex 1 Visualisations - Appendix 6		
Landscape						
SBC Landscape 24.02.26 SBC Landscape Officer provided feedback, expressing concern about 2 viewpoints 1. View 2 – Sika spruce appears abrupt, with tree tops at same height as hill summit 2. View 5 – upper woodland edge also appear abrupt- suggests lower density broadleaved edge (also noted labelling error in perspective)	1. It is Scots pine rather than Sitka spruce that is visible. In any event, the upper woodland edge has ben lowered to 3330 m contour (c.f. summit height of 378m), while the inclusion of broadleaves within the pine mix will soften its appearance. 2. Woodland edge slightly pulled back, and planted with Sitka/Aspen 50/50 mix to provide a softer edge. Note these will be harvested at the same time as the Sitka below (rather than being retained in the long term) to avoiding creating a 'hanging' woodland on the upper hill slopes (labelling error corrected)			Visual Perspectives – Appendix 6		
There are no landscape designations affecting the locality. The site is within the 'Southern Uplands with Forest', and within the 'Central Sothern Uplands Landscape Region according to the Forestry and Woodland Strategy. No specific guidance is given	Design addresses and follows guidance given in the 'Scottish Borders landscape character assessment' as well as fully complying guidance given in the FWS. A high degree of diversity has been incorporated, in terms of species mixes and management objectives			Map 3 – Landscape Analysis Map 5 – Woodland Design Operations Plan Annex 1		
General concerns about impact on landscape	Landscape and viewpoint analysis has been undertaken, and published design guidance has been considered		Focus on use of native, broadleaved , and traditional species within the design Retention of ~15% of the site as open, including for landscape and amenity reasons	Map 1 – Location, Context and Viewpoints Annex 1 Visual Perspectives – Appendix 6		
Access						
SBC Access SBC provided details on the path routes within and around the site.	BR99, also known as Thieves Road, experiences some limited use.		It will be maintained in an open ground corridor, with all-user self-closing gates fitted where the route crosses the deer fence. Access from this route to Gray Coat and the Pele House will be	Map 2 – Constraints Map 6- Fencing and access		

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One route (BR99), a right of way, runs the length of the site from the C24 southwards into Priesthaugh Forest. The second route (BR101), also a right of way, heads south from the farmhouse and crosses the Dod Burn, and runs alongside Barry Sike	Once it deviates from the existing track leading from the farmhouse to the Dod Burn route BR101 is not disenable on the ground, and anecdotally it is not used. From the presence of historic gates and gaps in stone dykes, it appears that this route runs to the north of the site boundary and Barry Sike. The given route of BR101 will be kept open as an ATV track, and a self -closing gate will be fitted to allow access north of Barry Sike.		available. The route will be maintained in a walkable condition. Elsewhere access throughout the site will be available. A self -closing gate will be installed in the fence on Gray Coat to permit access to the hill summit and its scheduled monuments. The installation of ATV tracks will enable access across selected parts of the site	Annex 1		