

Property Name: East Nethershields BRN:

Issue (include date and raised by)	Applicant's Response	Scottish Forestry Comments	Agreed Mitigation	Status (Open, Closed)	Significance of Impact (High, Medium, Low)
Population & Human Health					
Safety concerns raised regarding Burn Road (Neighbour A: email 23/08/22, email 18/12/22 reference point 2.04 and 2.05.04)	We propose an open ground buffer of at least 10m alongside roads and we will bring the line of tree planting back further to maintain sight lines at junctions, as advised by the road safety review (see report).	6/3/24 -Noted			
Request to know if Tilhill has received a response from South Lanarkshire Council's roads department. (Neighbour A: email 18/12/22 reference point 1.8)	South Lanarkshire Council's roads department sent an email on 13/12/22. This was communicated with the neighbour during an in-person meeting at their property (26/01/23).	6/3/24 -Noted			
Safety concerns raised regarding the A723 road and Burn Road. Concerns about visibility at junctions and driveways. (Neighbour A: email 18/12/22 reference point 2.05.04,	An independent road safety review was conducted by Stewart Paton Associates Ltd. Based on the comments made, we have adapted the woodland design to accommodate the required visual splay of 215m, or the maximum available at the present time. These adaptations to the woodland design have been implemented at East Nethershields/A723, Property B, Burn Road, and Property D. As part of our	6/3/24 -Noted			

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Neighbour B: email 22/08/22)	hedge management, we will contribute to shared hedge trimming to maintain the required visibility at the junctions.				
Request that line of sight from the currently inactive driveway is not restricted by land use change in the field south of Property B. (Neighbour C: email 18/11/22, Neighbour B: email 22/11/22)	We have exchanged the field to south of this property with another parcel of land, so there will not be trees planted in the field in question.	6/3/24 -Noted			
Request from neighbour to clarify how leaf litter will be monitored and what mitigating measures would be in place. (Neighbour C: email via Office Manager & Parliamentary Assistant 02/02/23)	There are no proposals for a monitoring programme. Leaf litter provides benefits to biodiversity by creating natural habitats for small mammals and invertebrates.	6/3/24 -Noted			
Concern about the close proximity of the proposed woodland to dwellings and the perceived	While many woodland creation projects are in upland, remote places, this is an opportunity to create woodland closer to urban development for the use and enjoyment of local people. The forestry grant system recognises the benefits of	6/3/24 -Noted			

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<p>sensitivities associated with this. (Neighbour A: email 23/08/22 and 18/12/22 reference point 1.9)</p>	<p>woodlands close to urban areas by providing additional funding for projects in these areas.</p>				
<p>Public access should be ensured for nearby communities, including local equestrian community. (Access Development Officer, Lanarkshire Council, 05/07/2022)</p>	<p>In line with the UK Forestry Standard and the Scottish Outdoor Access Code, we will not restrict access and we will provide pedestrian gates into fenced areas. Forest rides (grassy pathways) will be integrated within the woodland design to enable visitors to move around the woodland.</p>	<p>6/3/24 -Noted – gates should be shown on submission maps</p>			
<p>Concern that growing trees next to Property B presents a security risk. Wish for public access to this area to be prohibited for privacy and security reasons. (Neighbour B: email 22/08/22)</p>	<p>Due to the UK Forestry Standard and the Scottish Outdoor Access Code, we cannot restrict public access to the proposed woodland.</p>	<p>6/3/24 -Noted although design no longer includes planting to the south of property B</p>			
<p>Further safety concerns raised regarding the A723</p>	<p>Our ecologists have advised us that deer cross into open fields as well as wooded areas. We have exchanged the field to</p>	<p>6/3/24 -Noted – although is this field now</p>			

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<p>road: if the field south of Property B does not have a deer fence, this field will become a habitat for deer, which could lead to deer crossing the A723 with dangerous implications. (Neighbour C: via email from Office Manager & Parliamentary Assistant 02/02/23)</p>	<p>south of this property with another parcel of land, so there will not be trees planted in the field in question.</p>	<p>not being planted</p>			
<p>Neighbouring property operating a haulage business asked that shorter trees be planted near the road to maintain the visual splay from their driveway. (Neighbour D: email 15/12/22)</p>	<p>Accepted.</p>	<p>6/3/24 -noted</p>			
<p>Concern about the potential excess of leaves blocking drains and increasing skid risk</p>	<p>Broadleaf trees are planted and grow adjacent to public roads across the UK; they are often planted alongside new road construction for amenity purposes. We see no reason to deviate from this precedent in</p>	<p>6/3/24 - Noted</p>			

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during wet conditions. (Neighbour D: email 15/12/22)	this context.				
Neighbour dissatisfied with the thoroughness of the road safety review because it was undertaken within one hour. (Neighbour E: phone call 16/12/22)	The road safety review was instructed to assess the impact of the design on visibility splays, for which an hour was sufficient for the inspector to gather the necessary information.	6/3/24 -Noted			
Neighbour expressed concerns about leaves on the road could increase skid risk. (Neighbour E: email 01/05/23)	Broadleaf trees are planted and grow adjacent to public roads across the UK; they are often planted alongside new road construction for amenity purposes. We see no reason to deviate from this precedent in this context.	6/3/24 -Noted			
Neighbour concerned about visibility when leaving Property E when turning East or West onto Burn Road. When these trees reach maturity Burn Road will be constantly in shade during the	The proposed woodland would not affect the visibility splay of this property's driveway access. At maturity, the trees would increase the shade on Burn Road throughout the year.	6/3/24 -Noted			

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winter months. (Neighbour E: phone call 16/12/22)					
Timber transport route (Email 15/11/23)	We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.	7/5/24 - Noted			
Neighbours are concerned that planting will affect light availability and reduce road safety, especially in winter. (Neighbour A: email 18/12/22 reference point 2.05.09 and Neighbour E: email 01/05/23)	Trees will increase the shade on the road, but we do not regard this as something which should prohibit planting them.	6/3/24 -Noted			
Neighbour request to see pedestrian gate locations. (Neighbour A: email 18/12/22 reference point 2.06.04)	Please see the woodland design map.	6/3/24 -Noted please share these maps with final submission 7/5/24 proposal maps detail fencing route and gates which will provide			

		sufficient access provision			
Neighbour concerned about the negative impacts' loss of light from the forest might have on people's wellbeing and has requested that professionals are engaged with to mitigate risk. (Neighbour A: email 23/01/23 and email 11/04/23)	Two overshadowing assessments were conducted: the first assessment used a model with trees reaching a height of 40 metres; the second assessment used a model with trees reaching heights of 15 metres, 20 metres and 25 metres respectively; both models demonstrate that the woodland proposal is compliant with the recommendations of BRE's publication, 'Site Layout Planning for Daylight and Sunlight' (BR209:2022). Please see the Overshadowing Assessment reports for further details. (06/05/24) The lower density areas along some boundaries remain part of the final design.	6/3/24 -Noted However, it is noted that the design assessed include a northern edge of planting at 1,100 stems per ha please ensure that the operation plan/ final design include this lower density boundary or if the design does not include this feature details how this change would affect the overshadowing assessment 7/6/24 -			

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		noted			
Neighbours are wondering where cars will park when people access the woodland. (Neighbour E: email 01/05/23, Neighbour F: email 25/08/23, Neighbour A: email 21/02/2024)	The woodland is accessible by foot, bicycle and horseback. We have not received any requests for a car park, but we would consider any proposal for the creation of one.	6/3/24 -Noted			
Neighbour concerned that the track leading south from Burn Road is a public right of way which provides amenity to walkers, cyclists and horse riders. These users have been significantly inconvenienced by some past behaviours. (Neighbour G: email 12/08/22)	Current rights of access will be maintained. Access to the site will be in line with the UK Forestry Standard and the Scottish Outdoor Access Code. (06/05/24) Fencing plans do not obstruct access.	6/3/24 -Noted please ensure any fencing proposal has sufficient access points to maintain this access 7/5/24 proposal maps detail fencing route and gates which will provide sufficient access provision			
A neighbour believes planting so	Trees are known for the multiple benefits they offer, and it is for this reason that	6/3/24 -Noted			

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<p>many trees in close proximity to many local houses which have been here for over a hundred years, is verging on immoral. Especially considering there is no history of trees being in this area in this period. (Neighbour F: email 25/08/23)</p>	<p>government policy encourages the planting of trees close to built-up areas. The UK reached its lowest recorded tree cover just over a hundred years ago, which is why the Forestry Commission was established in 1919. Since then, tree cover has increased, but the country is currently failing to meet government tree planting targets (in 2022, 10,500 hectares were planted in Scotland, falling short of its 13,000-hectare target).</p>				
<p>A neighbour is concerned that the commercial trees are close to houses and will disrupt the views that residents have enjoyed for years. (Neighbour F: email 25/08/23)</p>	<p>We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.</p>	<p>6/3/24 please update with current proposal 7/5/24 removal of productive conifer from proposal noted</p>			
<p>Regarding all access points onto A726: "Any gates required should be positioned not less than 15 metres from the edge of</p>	<p>We will follow this specification if we create or update any new access points. When woodland establishment works are underway, we will leave gates unlocked and open to ensure that vehicles can enter the site safely.</p>	<p>6/3/24 – noted Have you had a response from council following your email of 19th</p>			

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<p>the carriageway and open in towards the site.” (Engineering Officer, Roads Transportation and fleet services, South Lanarkshire council: email 13/12/22)</p>	<p>(06/05/24) Our proposed approach was emailed to the Council on 19/12/2022, but we received no response. We emailed again on 28/03/2023 and 25/04/2023 - still no response.</p> <p>(09/05/24) We emailed the council to update them that no timber extraction would be needed and that existing agricultural access points would be used by light vehicles during establishment and maintenance operations; and that we may add Type 1 to access points to protect the ground.</p> <p>(09/05/24) Response from South Lanarkshire Council: ‘The existing access points on Burn Road, as indicated on the attached plan, (East Nerthershields Lot 1 access points), would not require alteration, however, the existing visibility splay of 4.5metres x 215metres, must be maintained at all times.</p> <p>The existing access points on Strathaven Road A726, as indicated on the attached plan, (East Nerthershields Lot 2 access points), would not require alteration, however, the existing visibility splay of 4.5metres x 215metres, must be maintained at all times.</p>	<p>December 2022 that your proposal/ further details changes their requirements for “all access points on to A726”</p> <p>7/5/24 noted that no further comments provided by council</p>			
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	<p>It should be noted that the access points are not to this Services specification, ie unbound loose material, however, as the access are existing no upgrading works are required at this time. If in the future reports of mud, debris, loose stones are being deposited on the public road, upgrading works may have to be undertaken.'</p>				
<p>Regarding all access points onto A726: "The first 15 metres of the access road should be surfaced, sealed and trapped to prevent any detritus material or water leaving the driveway and entering the public road." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>For woodland creation operations, only tractors and light vehicles will be used. We agree to monitor access points during establishment operations to assess if maintenance is required. We will deal with any debris by brushing if it is required. (19/12/22)</p> <p>6/5/24) Confirm that this proposal was communicated to the Council on (19/12/22</p> <p>(09/05/24) Council emailed again and response provided (see above).</p>	<p>6/3/24 Noted any operation not considered maintenance by council would required consent from council</p> <p>7/5/24 noted that no further comments provided by council</p>			
<p>Regarding all access points onto A726: "The visibility</p>	<p>We have had a road safety review conducted to assess the potential impact of tree planting on the junctions within the</p>	<p>6/3/24 -Noted</p>			

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<p>requirements at the access is 4.5metres x 215 metres at 0.9m above road channel level. This would appear achievable however it may require foliage/ fencing to be altered. Any proposed reduction in the above visibility splay must be supported by speed survey." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>site; we have altered our plans accordingly to not reduce the visibility splay.</p>				
<p>Regarding all access points onto A726: "To comply with Section 95 of the Roads (Scotland) Act 1984 – Deposit of mud/materials from vehicles on the road. A wheel washing facilities to</p>	<p>Tractors and machinery will be largely confined to site and will not be regularly entering and exiting the site onto the public road. We acknowledge our obligation to keep the public road free from dirt, but there is no requirement for wheel washing facilities. We do not anticipate dirt on the public road, but we agree to brushing/sweeping if it is required. Ground preparation operations will be planned for</p>	<p>6/3/24 Noted</p>			

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<p>ensure the public road is kept clean must also be provided and be located within the site." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>the summer/early autumn to ensure minimal soil disturbance, which will also minimise soils being deposited on the road.</p>				
<p>Regarding all access points onto A726: "Sufficient turning facilities should be provided within the site to ensure all construction, delivery and maintenance vehicles can exit the development in forward gear." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>We will make sure there is provision for this if there are any access points where easy turning is not currently possible.</p>	<p>6/3/24 Noted</p>			
<p>Regarding all access</p>	<p>We are not proposing any new access</p>	<p>6/3/24 Noted</p>			

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<p>points onto A726: "The access should be a minimum 7.3 metre wide with 10.5 metre radii." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>routes for establishment, as existing access is sufficient at present. Should additional access be required in the future, then all statutory permissions shall be in place and access will be constructed to an approved specification.</p>				
<p>Regarding all access points onto A726: "The access road should be a 7.3 metre wide and constructed to industrial standard i.e. capping layer (based on CBRs), 225mm sub-base, 200mm binder course and 45mm surface course, for the first 2m of access road measured from the edge of the carriageway." (Engineering Officer, Roads,</p>	<p>As above.</p>	<p>6/3/24 Noted</p>			

<p>Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>					
<p>Regarding all access points onto A726: "A delineation flat top kerb should be located 2m from the edge of the carriageway and should be over the full width of the access road." (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 13/12/22)</p>	<p>As above.</p>	<p>6/3/24 Noted</p>			
<p>"In relation to the location of the line of tree, Roads would require that these be set back at least 20m from the edge of the road, and should not obscure any existing visibilities</p>	<p>10m is the size of road buffer typically seen alongside roads on new woodland creation sites, therefore we propose an open ground buffer of at least 10m alongside roads and we will bring the line of tree planting back further to maintain sight lines at junctions, as advised by the road safety review (see report).</p>	<p>6/3/24 -Noted</p>			

<p>splays.” (Engineering Officer, Roads, Transportation and Fleet Services, South Lanarkshire Council: email 12/05/23)</p>					
<p>Erection of deer fences within 20m of the road will require planning approval (Engineering Officer, Roads Transportation and fleet services, South Lanarkshire Council: email 12/05/23)</p>	<p>Deer fencing will be set back further than 20m from the road.</p>	<p>6/3/24 -Noted</p>			
<p>“A field gate was noted on the eastern curved boundary south of Coldstream was noted, please confirm if there is any requirement for pedestrian access from High Coldstream?” (Woodland Creation</p>	<p>The previous landowner reported that this gate is not used by pedestrians, therefore a requirement for pedestrian access here is not necessary.</p>	<p>6/3/24 -Noted</p>			

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Technical Officer, Scottish Forestry: email 24/07/23)					
Regarding Landscape survey: “VP 1 - it is unclear how representative this VP is of the view from Property G itself. Additional information regarding the potential impact/ change on this property is requested” (Woodland Creation Technical Officer, Scottish Forestry, 24/07/23)	An additional viewpoint has been created to illustrate the view from the dwelling itself, in addition to the view from the track leading to the dwelling which was illustrated in the initial viewpoint.	7/5/24 - Noted			
Regarding Landscape survey: “ VP10 - the woodland looks very close to road; is it based on correct design?” (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)	Yes, this is based on the correct design. This visualisation is from a viewpoint set far back from the woodland, so it is perhaps challenging to appreciate the distance between the road and tree planting line from this far away.	6/3/24 -Noted			
Regarding	Due to concerns raised on the impact on	6/3/24 -Noted			

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<p>Landscape survey: " VP12 - the design appears to have a significant impact on this property. Further consideration of the design in this location is recommended." (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)</p>	<p>this property, we have exchanged this field for another parcel of land, so we no longer plan to plant trees in this area.</p>				
<p>Regarding Landscape survey: " Visualisation of VP 7 and 13 would be useful to enable assessment on the potential impact/ change on Burn road. I had incorrectly stated VP 11 rather 13 in the meeting." (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)</p>	<p>These have been created.</p>	<p>7/5/24 - Noted</p>			
<p>Regarding Landscape survey:</p>	<p>These have been created.</p>	<p>7/5/24 - Noted</p>			

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<p>"It is noted that no VPs from/on A roads have been provided and while noting comments by landscape advisor regarding passing views from the road given the volume of traffic, some representative visualisations would be helpful to enable assessment on the potential impact/ change" (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)</p>					
<p>Private water supply data should be shared with the council's environmental health (Woodland Creation Technical Officer, Scottish Forestry: email 14/06/23)</p>	<p>This was shared with South Lanarkshire Council in January 2023, and they confirmed that the private supply data we supplied them matches their data.</p>	<p>6/3/24 -Noted</p>			
<p>A neighbour is</p>	<p>We propose an open ground buffer of at</p>	<p>6/3/24 -Noted</p>			

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<p>concerned about road safety when accessing Property B, Property C, and Property H. Particularly implying that accident rates are already high around East Nethershields and a reduction in line of sight could increase this. (Neighbour C: email 11/08/22)</p>	<p>least 10m alongside roads and we will bring the line of tree planting back further to maintain sight lines at junctions, as advised by the road safety review (see report).</p>				
<p>A neighbour has described current road conditions as "...treacherous in anything but dry conditions" and is concerned that increased shading and dampness could reduce road safety. (Neighbour C: email 11/08/22)</p>	<p>We propose an open ground buffer of at least 10m alongside roads and we will bring the line of tree planting back further to maintain sight lines at junctions, as advised by the road safety review (see report).</p>	<p>6/3/24 -Noted</p>			
<p>A neighbour is concerned about access to Property B, Property C, and Property H. They are concerned that</p>	<p>We propose an open ground buffer of at least 10m alongside roads and we will bring the line of tree planting back further to maintain sight lines at junctions, as advised by the road safety review (see report). Trees are planted and grow adjacent to</p>	<p>6/3/24 -Noted</p>			

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<p>trees could increase danger to motorists, cyclists, horse riders, and other road users because of increased dampness, leaf litter, forest debris on the A723, especially on the bends. (Neighbour C: email 28/04/23)</p>	<p>public roads across the UK; they are often planted alongside new road construction for amenity purposes. We see no reason to deviate from this precedent in this context.</p>				
<p>The Auldhouse and Chapelton Community Council contacted Scottish forestry directly 13/11/23 with following key points</p> <ul style="list-style-type: none"> • The removal of Agricultural Land from food production. • Increasing land prices, based on grants and money available. • Pricing local farming communities out of 	<p>Response provided by Scottish Forestry.</p>	<p>Scottish Forestry replied on 23/11/23 to clarify the process and highlighting that the community council still have an opportunity to comment on the specifics of the project to Tilhill</p>			

<p>the market, excluding them from expansion.</p> <ul style="list-style-type: none">•Forestry Creation Scheme is not subject to the rigours or oversight of a planning application.•Lack of or ignoring due process in not entering consultation with the local community until the last minute and they were forced into it (for this scheme specifically).•Whilst the scheme may fulfil a corporate sustainability policy or aim, it must contradict any Corporate Social Responsibility (CSR) policy or aspirations the company may have.•The scar on the landscape					
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<p>extraction leaves, despite assurances now, we have no idea who will own or be responsible for the land in 25 – 30 years’ time.</p>					
<p>Neighbour A stated that the visualisations are misrepresentative and do not show the trees at full height (Neighbour A: email 03/04/24).</p>	<p>The visualisations show the trees at 40 years’ old which is the standard stage of maturity that forestry proposals are assessed.</p>	<p>7/5/24 noted Notwithstanding the wording in the landscape report it is acknowledged trees would continue to grow after year 40 but this growth would be significantly less than in the first 40 years there for assessing any impacts in the initial period would reasonable. It is also noted the visualisation</p>			

		are of an earlier design which included a spruce element. It is considered that these visualisations are acceptable to assess the impact of the all native design			
Neighbour A asked, 'Is the 5 m distance from road edge, the planting dimension or distance of fully mature branches?' (Neighbour A: email 03/04/24).	Trees will be planted at least 10 metres away from the road so that mature branches are 5 metres away from the road.	7/5/24 noted			
Neighbour A asked which road report has informed the design. (He added that he disregards the road safety report which was published by the road surveyor.) (Neighbour A: email	We have used the recommendations of the road report which we shared with stakeholders in 2022.	7/5/24 noted			

03/04/24).					
Soil					
<p>Small area of deep peat identified in Lot 2 and, in Lot 1, on the north side of Burn Road. (Neighbour E: email 01/05/23; Neighbour A: email 21/02/24)</p>	<p>These areas have been probed and excluded from planting. Low density willow and alder will be planted without ground preparation within 5 metres of areas of deep peat. Please see the soil report for further information.</p>	<p>6/3/24 -Noted – please detail any proposed buffer between planting and edge of deep peat</p> <p>7/5/24 noted additional details regarding ground preparation</p>			
<p>Neighbour who used to own the field across from the entrance to his property and says that in some parts the peat is more than 50cm deep and therefore unsuitable for planting trees. (Neighbour E: emails 20/12/2022 and 01/05/23)</p>	<p>These areas have been probed and excluded from planting. Low density willow and alder will be planted without ground preparation within 5 metres of areas of deep peat. Please see the soil report for further information.</p>	<p>6/3/24 -Noted – please detail any proposed buffer between planting and edge of deep peat</p> <p>7/5/24 noted additional details regarding ground</p>			

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		preparation			
Ground preparation methods	Ground preparation will comprise continuous mounding across most of the site. Inverted and hinge mounding using an excavator will be used along some borders of the woodland to create a natural, scattered effect. Planting with a manual screef will be used in areas adjacent to more ecologically sensitive ground, i.e. south of the deep peat in the field north of Burn Road, along the calcareous grassland next to Powmillon Burn, around badger setts.	6/3/24 -Noted			
Water					
Drainage and impact of tree roots on agriculturally drainage and potential cracking drains over time. (Neighbour D: email 15/12/23)	We intend to implement open drainage in areas where water is not draining satisfactorily: in LPID NS/69888/49110 where an existing agricultural drain is faulty. We do not plan to implement open drainage in Lot 2. In areas where poorly draining areas are not problematic, we will create a wet woodland habitat for the benefit of the associated wildlife. Trees are known to help stabilise water storage, so we anticipate surface water issues improving as the woodland becomes more established.	6/3/24 -Noted - please can you indicate where you are proposing implement open drainage 8/5/24 noted that drainage is in relation to existing drainage and is solely in lot 1			
Neighbour	We have brought back the line of tree	6/3/24 -Noted			

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<p>expressed concern specifically about damage to drainage in the land north of Property C. (Neighbour C: email 11/08/22)</p>	<p>planting in fields 3 and 9 so that there is a buffer of at least 5m between the tree line and fields north of Property C - the area of concern. Furthermore, we will plant smaller broadleaf species along the border of this boundary to minimise roots spreading and damaging neighbouring drains.</p>	<p>- please include this buffer in operation details or constraints map 7/5/24 mitigation detailed in ops plan</p>			
<p>Request that access is maintained to clear the drain at the bottom of the field south of Property B. (Neighbour C: email via Office Manager & Parliamentary Assistant 02/02/23)</p>	<p>This is a watercourse and therefore any works should be subject to a licence from the Scottish Environmental Protection Agency. Due to other concerns raised on the impact on this property, we have exchanged this field for another parcel of land, so we no longer plan to plant trees in this field.</p>	<p>6/3/24 -Noted</p>			
<p>Neighbour asked about the impact of tree planting upon the burn northwest of Property G. (Neighbour G: email 12/08/22)</p>	<p>The reduction of agricultural run-off and establishment of broadleaf trees adjacent to the burn will improve the water quality of the burn.</p>	<p>6/3/24 -Noted</p>			
<p>Neighbour asked if drainage might be added to help with</p>	<p>We have contacted South Lanarkshire Council about opening the manholes either side of the A726. They have committed to</p>	<p>6/3/24 -Noted please can you indicate</p>			

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<p>current water issues at the bottom of the field near the haulage driveway at Property D. (Neighbour D: email 15/12/23)</p>	<p>cleaning the manholes in this area this financial year (2024-2025) (email dated 01/03/2024). We are confident that once the trees are planted and become more established, they will help to mitigate the existing surface water issues.</p> <p>6/5/24 There will be no drainage in this part of the site.</p>	<p>where you are proposing implement open drainage</p> <p>8/5/24 noted that drainage is in relation to existing drainage and is solely in lot 1</p>			
<p>Private water supplies. (National Campaigns & Initiatives SEPA: email 20/12/22)</p>	<p>The borehole located at East Nethershields Farm (UPRN: 484136984) will be unaffected by ground level activity. Nevertheless, we have created a 50m buffer around this borehole in which there will be no planting. There is a spring located at Berryhill (UPRN: 484037543) is far away from the planting area, so it should be unaffected. There are no other known private water supplies within or near the site.</p> <p>8/5/24 No trees will be planted in this area. Borehole location is displayed on the hazards and constraints map.</p>	<p>6/3/24 -Noted – please can you provided map of these supplies with your final submission and shown which areas will be directed planted as per stated mitigation and include mitigation on operations plan</p>			

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		8/5/24 noted			
Drainage. There is currently very poor drainage in some areas and a neighbour is concerned about increased flooding into neighbouring fields. (Neighbour E: email 01/05/23)	Trees play a vital role slowing down the flow of rainwater, absorbing rainwater and reducing erosion. We expect to see a reduction in local flooding as the trees become more established.	6/3/24 -Noted			
Neighbour is concerned that tree planting will negatively affect the function of Victorian era clay drains. He expressed that it is Tilhill's responsibility to adequately take his run-off water (Neighbour G: email 12/08/22)	As above, we can expect to see trees reducing localised flooding as the woodland becomes more established. In the meantime, we intend to implement open drainage in Lot 1 in LPID NS/69888/49110 where an existing agricultural drain is faulty.	6/3/24 -Noted please can you indicate where you are proposing implement open drainage 8/5/24 noted that drainage is in relation to existing drainage and is solely in lot 1			
Some of Property C drains into East	As above.	6/3/24 -Noted please can			

<p>Nethershields. It is currently the responsibility of each landowner to take their neighbours drainage water and maintain the drains in their own property. How will this be managed in East Nethershields? (Neighbour C: email 11/08/22)</p>		<p>you indicate where you are proposing implement open drainage</p> <p>8/5/24 noted that drainage is in relation to existing drainage and is solely in lot 1</p>			
Material Assets					
<p>BT lines</p>	<p>We have created a 10m open ground buffer on either side of the BT line.</p>	<p>Please include consideration of BT line</p> <p>7/5/24 - Noted</p>			
<p>Impact of forestry machinery on the track that separates the two most westerly blocks south of Burn Road. (Neighbour G:</p>	<p>We do not anticipate significant impact on this track during planting. We propose a site meeting to document the current condition of the track prior to planting operations and following completion to identify any remedial works that may be required. We would cover the costs to bring</p>	<p>6/3/24 -Noted</p>			

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email 12/08/22)	the track back to the recorded condition.				
Neighbours have enquired about the maintenance of march fences and hedges. (Neighbour G: email 12/08/22, and Neighbour C: email 11/08/22)	Shared fences and hedges will be maintained on a 50/50 basis. We anticipate new deer fencing (at our cost). We will include fence and hedge maintenance in our management plan. This will include maintenance of roadside hedges and fences.	6/3/24 -Noted			
The airstrip on Property G must remain accessible and operable. (Neighbour G: phone call 18/08/22)	The nearest planting edge is over 100m from the airstrip. The new planting edge is positioned behind mature broadleaf trees, therefore there will be no change to the current constraints associated with the airstrip. We do not anticipate this interfering with any craft landing.	6/3/24 -Noted			
Neighbour request for right of access on the track within the site to be respected. (Neighbour C: email 11/08/22)	Current rights of access will be maintained.	6/3/24 -Noted			
Neighbour request for 24/7 access to East Nethershields lands to retrieve any straying livestock. (Neighbour C: email	We have no issue with this, as we do not want any livestock damage to the trees. Please notify us if you require access to retrieve livestock. No ATVs will be permitted due to insurance purposes.	6/3/24 -Noted			

11/08/22)					
A neighbour has requested information regarding the financial implications of organising fencing, hedge cutting etc. on joint boundaries. (Neighbour C: email via Office Manager & Parliamentary Assistant, 02/02/23)	Where maintenance of boundaries is a shared responsibility, this cost will be shared.	6/3/24 -Noted			
Concern over trees shading the Property I's field and reducing grass growth. Also concerned that tree roots would spread and choke agricultural drains under their field. Requested a 30m buffer between trees and Property I boundary. (Neighbour I: email 02/12/22)	We consider that the field shall not be shaded by tree cover in the adjacent field due to the direction of direct sunlight. In response to your concern about agricultural drains, we propose creating a 5m buffer along the fence line, and smaller tree species will be planted within 20m of the fence line.	6/3/24 -Noted Please can you include these details in the operational plan 7/5/24 additional details included in ops plan			
Neighbour asked what is to be done	There will be a new deer fence erected around much of the site. In areas where	6/3/24 -Noted			

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<p>about the march fences where there will be no deer fencing. Stated that the fences are in a very poor state at the moment and need to be replaced. (Neighbour E: email 01/05/23)</p>	<p>there is no deer fence, we will work with neighbouring landowners to maintain shared fences and hedges on a 50/50 basis.</p>				
<p>Neighbour asked who will be responsible for the cutting of the roadside hedges next to Burn Road. Stated that they have not been cut for two years and are becoming a road hazard. (Neighbour E: in person 05/01/23)</p>	<p>Roadside hedges will be managed so they do not obstruct road users.</p>	<p>6/3/24 -Noted</p>			
<p>Neighbour at Property D stated that access will also be required by the Council to the existing manholes on both sides of the</p>	<p>Current rights of access will be maintained. Access to the site will be in line with the UK Forestry Standard and the Scottish Outdoor Access Code.</p>	<p>6/3/24 -Noted</p>			

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A726. (Neighbour D: email 15/12/23)					
Neighbour asked if a landscape assessment and daylight tracking analysis will be carried out to assess the impact of the woodland design on neighbouring properties. The neighbour is concerned that it will have a negative impact on their property. (Neighbour A: emails 18/12/22 reference point 2.01.06, 2.06.04, 2.06.06, 22/03/23, and 11/04/23)	Landscape and overshadowing assessments have been carried out and visualisations have illustrated the changes to the landscape from key viewpoints; both assessments are supportive of the woodland proposal.	6/3/24 -Noted			
Neighbour is concerned about trees reducing the daylight entering their property. This neighbour wishes to add solar panels to the roof of their	An overshadowing assessment was conducted and concluded that the proposal is fully compliant with the recommendations of BRE's publication, 'Site Layout Planning for Daylight and Sunlight' (BR209:2022). Please see the Overshadowing Assessment report for further details.	6/3/24 -Noted			

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property, so does not want any additional shade. (Neighbour A: email 23/01/23)					
Neighbours are concerned about the potential fire risk of a forest near their property. (Neighbour A: email 23/01/23; Neighbour E: email 01/05/23; Neighbour A: email 03/04/24)	An assessment of the potential implications of climate change for wildfire risk was carried out as part of the 'UK climate change risk assessment'. This shows the forest fire risk index for this region remaining low despite a changing climate. As most fires are started by people, during higher risk conditions, we will erect signs to advise visitors against the use of BBQs or other activities which may increase risk of fire. Our maintenance plans include 5 years of vegetation control, and there are two large areas of open ground which will continue to be grazed. We will monitor vegetation levels and fire risk as part of our ongoing management of the site. The accessibility of the site next to A-roads increases the ability to effectively manage the fire risk within the woodland.	6/3/24 Noted Please update ops plan with these details			
Concern raised over the potential damage trees could cause to powerlines if they were to fall. (Neighbour A: email 11/04/23)	A 10m open ground buffer on either side of powerlines has been accommodated in the woodland design. Scottish Power Energy Networks have approved these plans (20/03/23).	6/3/24 Noted			
Neighbour	A 10m open ground buffer is standard	6/3/24 Noted			

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<p>concerned that 10m buffer around powerlines is not enough due to trees growing taller than 10m (Neighbour E: email 01/05/23)</p>	<p>practice and, accordingly, this has been approved by Scottish Power Energy Networks.</p>	<p>, please can you include reference to the BT lines 7/5/24 addition noted</p>			
<p>A neighbour has enquired whether no sycamores could be planted near their boundary due to the danger of sycamore poisoning to his valuable ponies and horses (Neighbour C: via email from Office Manager & Parliamentary Assistant 02/02/23)</p>	<p>Planting of sycamore trees is not planned anywhere on this site. If this changes, engagement with the neighbour will commence to ensure sycamores are not planted within an agreed range of their property.</p>	<p>6/3/24 noted</p>			
<p>A neighbour owns a pedigree horse stud. They are concerned that loud noises and other triggers from wildlife management on the site might reduce horse safety and welfare. The</p>	<p>We have discussed this with the neighbour and, in the instance that we need wildlife management, we will invite him to submit an application for the work. Any wildlife manager employed by Tilhill to manage the site will have the qualifications and experience to stalk in a manner which is sympathetic of the local context.</p>	<p>6/3/24 -Noted</p>			

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<p>neighbour has stated that they would be willing to carry out wildlife management on the site to mitigate this issue. (Neighbour C: email 11/08/22)</p>					
<p>Neighbour asked why hedging has been removed from East Nethershields since July 2022. (Neighbour A: email, 17/03/24)</p>	<p>We are not aware of any hedging being removed and we have never had plans to remove any hedging, as it is an important feature of the landscape and a valuable habitat.</p>	<p>7/5/24 - noted</p>			
Cultural Heritage					
<p>Advised to protect three archaeological assets (a farmstead, a cairn and a pump house) with buffer zones. The archaeological survey identified 13 less significant archaeological assets but did not recommend buffers for them. (Archaeological survey, 14/06/22)</p>	<p>An open ground buffer zone of 10m has been extended around the farmstead and buffer zones of 5m have been extended around the cairn and pump house. A ride (grass track) has been incorporated into the design to enable management and public interest access to the cairn in Lot 2. Prior to work commencing, each of the buffer zones established in the design plan will be clearly marked and delineated on the ground to ensure that no planting takes place on these areas.</p>	<p>6/3/24 -Noted</p>			

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<p>Neighbour highlighted location of former farm steading on map from 1912 (Neighbour E: email 20/12/22)</p>	<p>The archaeological survey judged this asset to be of low significance. This area is being left for grazing anyway.</p>	<p>6/3/24 -Noted</p>			
<p>A request has been made that all open ground buffer zones around archaeological features are measured from the outer extent of the feature and not a single grid reference (Historic Environment Records Officer: email 05/07/23)</p>	<p>This is integrated into the design.</p>	<p>6/3/24 -Noted</p>			
<p>"West of Coldstream there is a drystone wall which should be buffered from planting along with existing trees/ hedges present". (Woodland Creation Technical Officer, Scottish Forestry:</p>	<p>Open ground buffers are designed for the following features: 5m for the drystone wall, 5m for existing trees and hedges within new broadleaf woodland, and 10m for existing trees and hedges in the conifer area.</p>	<p>6/3/24 -Noted please clarify the 5 m buffer for existing trees and hedges is in broadleaves planting areas – please include these buffers in the</p>			

email 24/07/23)		operation plan.			
High Cross Knowe, east of A723, is identified in the HER database as a possible site of a cross. There are no records of physical remains associated with a cross being uncovered at this location. There is a possibility that there are some traces surviving below ground. (Historic Environment Records Officer: email 05/07/23)	The archaeological survey judged the archaeological potential of this asset as low: 'There is no clear evidence of medieval occupation within the study area. High Cross Knowe may have had origins within the medieval period but the evidence for this is weak. Modern, post-improvement ploughing will have impacted upon any evidence of medieval occupation or medieval farming practices.'	6/3/24 -Noted			
Landscape					
Neighbour is concerned that the project does not strengthen rural character but believes it will be destroying it.(Neighbour A: email 21/02/24)	The local Landscape Character Assessment outlines that the '[r]ural character of the Plateau Farmland has reduced as tree cover has declined.' Accordingly, the landscape survey explains, 'it is considered that the proposed scheme will strengthen the rural character of the landscape and enclose and screen many of the man-made features in and around the site.'	7/5/24 noted			

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<p>Neighbour is concerned that the project will enclose and screen historic farms and properties. (Neighbour A: email 21/02/24)</p>	<p>See above.</p>	<p>7/5/24 noted</p>			
<p>Loss of Property G amenity through the loss of open sweeping views to the north and northwest and northeast over the Clyde Valley from the house. (Neighbour G: email 12/08/22)</p>	<p>The distant views to the north and northeast of the property will impacted by broadleaf trees. The landscape report explains, 'it is unlikely that any of these effects would be noticeable given the very long, 40-year time span involved in the change' (p.32). The report also found that the proposed design is not sufficiently dominating of a particular property so as to prohibit planting.</p>	<p>6/3/24 Noted – the current photo include in additional visualisation (viewpoint 1 also shown the current distance views from the garden are obscured by ground form</p>			
<p>Loss of view and sunlight from south of Property B cottage. (Neighbour B: email 22/08/22)</p>	<p>In response to the landscape report's interim recommendations, we have reduced the scale of tree planting in the field to the south of Property B: we now propose a wider gap between the hedge along the A723 and the planting line to retain more of the view and sunlight. Within the first 30m of the property, we propose planting shrub species to create a</p>	<p>6/3/24 please can you update to reflect your current proposal</p>			

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	<p>softer edge to the planting scheme. These changes were approved by the landscape architect. The property's principal view to the southwest would remain unaffected.</p> <p>8/5/24 This field has been swapped with a neighbouring field, so it will not be planted.</p>	8/5/24 - noted			
<p>Loss of open view to the southwest of Property D and the reduced appeal and value of the property. (Neighbour I: email 02/12/22)</p>	<p>In response to the landscape report's interim recommendations, we have removed some of the planting in the field opposite Property I. The report explains that 'new planting would be visible at a minimum distance of approximately 85m, on the other side of a busy road and seen through a screen of existing trees not all of which are shown on the visualisation. These, in summer, will themselves provide almost complete screening of the view' (p.31).</p>	6/3/24 Noted			
<p>Loss of open views to the west and northwest from Property D. (Neighbour D: email 15/12/22)</p>	<p>In response to the landscape report's interim recommendations, we have removed some of the planting in the field opposite Property D. The report explains that 'new planting would be visible at a minimum distance of approximately 80m, on the other side of a busy road and seen through a partial screen of existing trees' (p.30).</p>	6/3/24 Noted			
<p>Comment that alterations referred to in Tilhill's letter dated 11/11/22 do</p>	<p>The landscape report identifies the local area's Landscape Character Type (LCT) as 'Plateau Farmland'. While one of the features of this LCT is 'extensive, open, flat</p>	6/3/24 Noted In addition the South Lanarkshire			

<p>not maintain an open outlook from their property. (Neighbour A: email 18/12/22 reference points 2.01.07, 2.02.04, 2.06.03, and 2.06.06, email 22/03/23, email 11/04/23, and email 08/03/23; Neighbour A: email 03/04/24)</p>	<p>or gently undulating landform', another feature is that the 'rural character of the Plateau Farmland has reduced as tree cover has declined and the visual influence of settlements, transport infrastructure and mineral working has increased' (p.5). The proposed woodland design will inevitably alter the openness of the outlook, but it will also enhance the rural character which has reduced due to declining tree cover. In response to consultation comments and the landscape report's interim recommendations, we have changed the design to provide more open space at key viewpoints.</p>	<p>Council Landscape Character Assessment 2010 contains the following guidance: <i>"planning and management should aim to restore the rural landscape character by increasing appropriate tree cover particularly in relation to non-rural landscape elements. Planning policies should aim to prevent further visual intrusions. There may be opportunities for more radical enhancement</i></p>			
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		<p><i>of the landscape by the creation of a more extensive woodland framework".</i> And specifically about trees and woodland management " da</p>			
<p>The visual impact of Sitka spruce and forestry operations. (Neighbour A: emails 27/01/23, 22/03/23, and 11/04/23)</p>	<p>We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.</p>	<p>6/3/24 please update based on current proposal</p> <p>7/5/24 - Noted</p>			
<p>Regarding CCF: "It is unclear how VP SS, LP and Asp would create a CCF mix given significantly different growth rates - further detail regarding this mix are requested" (Woodland Creation Technical Officer,</p>	<p>We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.</p>	<p>6/3/24 please can you update to reflect your current proposal</p> <p>7/5/24 - Noted</p>			

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Scottish Forestry, 24/07/23)					
Neighbour is concerned that the woodland is not a good fit with the landform. (Neighbour A: email 21/02/24)	Please see the landscape survey.	7/5/24 - content with the landform analysis – although it is noted there is no strong landform influences on the design			
Neighbour disagrees that the landscape report's assessment that the woodland proposal is a 'good fit with the landform', and cites Scottish Forestry's initial assessment of the proposal in January 2023 as unsuitable. (Neighbour A: email 21/02/24; Neighbour A: email 03/04/24)	We have taken Scottish Forestry's comments on board, and we have changed the design significantly. The landscape report assessed this revised design, not the design which Scottish Forestry commented on in January 2023.	7/5/24 - Noted			
Neighbour A recorded that the landscape report does not assess	This is outwith the scope of the application.	7/5/24 agreed			

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local amenities and welfare (Neighbour A: email 03/04/24).					
Neighbour A disagreed with statements made in the landscape survey (Neighbour A: email 03/04/24).	The landscape survey was conducted by a qualified landscape architect, whose professional comments we have incorporated into the design.	7/5/24 Noted			
Neighbour A asked further questions about the landscape survey report and requested further information about various statements made by the landscape architect (Neighbour A: email 03/04/24).	The landscape architect has completed his report which satisfies the requirements of this application.	7/5/24 Noted			
Neighbour A asked why the location for the productive conifer has been selected (email 03/04/24)	8/5/24 We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.	7/5/24 Noted			
Neighbour A stated that the location map in the landscape report should be dismissed if it is used at this	It is standard industry practice to provide a location map of this scale. The more immediate landscape is considered elsewhere in the report.	7/5/24 Noted			

scale because it should ` reflect the area being proposed' (Neighbour A: email 03/04/24).					
Neighbour A stated that Lot 1 should not be described as moorland in the landscape report (Neighbour A: email 03/04/24).	The report does not describe Lot 1 as moorland. The only reference to moorland in the report is to the Landscape Character Assessment type of the local area (Plataue Farmland'), which is described to provide the context where the site is located.	7/5/24 Noted - comments Regarding moorland are a quote from NatureScot's Landscape descriptions			
Neighbour A: 'The historic maps show that this area has not had a large tree cover in its history and the phrase "declining tree cover" misrepresents the majority Lot 1.' (Neighbour A: email 03/04/24).	National policy is to increase tree cover due to historic lows in tree cover. The landscape report highlights the declining tree cover due to the over-mature beech hedgerows. It is important to grow the next generation of trees so the landscape is not devoid of trees when these mature trees are no longer present.	7/5/24 Noted - comments Regarding declining tree cover are a quote from NatureScot's Landscape descriptions			
Biodiversity					
A neighbour asked to be able to continue wildlife/pest management on	We have discussed this with the neighbour and, in the instance that we need wildlife management, we will invite him to submit an application for the work. Unwarranted wildlife management is not permitted. Any	6/3/24 -Noted			

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<p>East Nethershields land. (Neighbour C: email 11/08/22)</p>	<p>wildlife manager employed by Tilhill to manage the site will have the qualifications and experience to stalk in a manner which is sympathetic of the local context.</p>				
<p>A neighbour has requested engagement regarding wildlife management and specifically controlling of fox abundance. (Neighbour C: email via Office Manager & Parliamentary Assistant 02/02/23)</p>	<p>We have discussed this with the neighbour and, in the instance that we need wildlife management, we will invite him to submit an application for the work. Unwarranted wildlife management is not permitted. Any wildlife manager employed by Tilhill to manage the site will have the qualifications and experience to stalk in a manner which is sympathetic of the local context.</p>	<p>6/3/24 -Noted</p>			
<p>Breeding Birds</p>	<p>Breeding bird survey comments: 'The breeding bird assemblage on site is currently of only local conservation value. The woodland creation scheme will benefit bird communities of scrub and woodland, creating habitats for species such as sparrowhawk and goshawk.'</p>	<p>6/3/24 Please include assessment of breeding birds in issues log 7/5/24 Comments added</p>			
<p>Vegetation Survey: badger setts</p>	<p>A buffer zone of 30m has been created around each badger sett. Checks for badgers will occur prior to groundwork to review the status and distribution of setts. Existing setts will have a work exclusion zone around them in accordance with current NatureScot guidance.</p>	<p>6/3/24 Noted please can you include these details in the operational plan</p>			

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		7/5/24 included in Ops plan			
Ecological assessment - Vegetation Survey: CG10 calcareous grassland of high conservation value lies adjacent to Powmillon Burn.	The CG10 calcareous grassland will be excluded from the woodland design. We will have a 10m open ground buffer of the grasses, followed by a 10m buffer of low-density shrubs and small trees, all of which will be direct planted with no ground preparation. We will fence above the grasses, and we have discussed a grazing regime with the neighbouring farmer to maintain the habitat. A non-grazing period between May and August (inclusive) will be scheduled to allow calcicoles to flower and seed.	6/3/24 Noted			
Neighbour has requested to control moles within 20 metres of his property boundary. (Neighbour C: phone call 01/03/23)	Moles play a beneficial role in the management of soil. Therefore, we wish to protect moles within our boundary and would not support trapping them.	6/3/24 Noted			
Neighbour has asked for ragwort to be controlled to prevent it from spreading into his	We will create a 50m buffer where our land marches with agricultural land, within which ragwort will be topped to prevent flowering. This will be implemented annually in early summer before flower	6/3/24 Noted please include this commitment in the			

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<p>property and presenting a risk to his horses and other livestock. (Neighbour C: phone call 01/03/23)</p>	<p>heads mature. We do not wish to eliminate the plant further within our site, as it is a native flower which is an important nectar source and food plant for a range of invertebrate species including 5 Red Data Book and Nationally Scarce species.</p>	<p>operational plan 7/5/24 included in Ops plan</p>			
<p>Neighbour requested clarity on areas to be deer fenced. (Neighbour A: email 18/12/22 reference point 2.02.02)</p>	<p>Deer fencing is required to protect vulnerable tree species from deer browsing. Where it is uneconomic to deer fence an area due to the size or shape of the field, we will use tree guards to protect vulnerable tree species.</p>	<p>6/3/24 Noted</p>			
<p>Neighbour is concerned that any conifer planting on the site reduces value for biodiversity and ecology. (Neighbour C: email 22/06/23)</p>	<p>The proposal is for a fully native scheme which will comprise 95% broadleaf trees and 5% Scots pine. This will be an improvement on the current grazed and compacted soil conditions.</p>	<p>6/3/24 Noted</p>			
<p>"We note the identification of calcareous grassland, and we recommend the buffer zone is maximised in the planting design in order to</p>	<p>The CG10 calcareous grassland will be excluded from the woodland design. We will have a 10m open ground buffer of the grasses, followed by a 10m buffer of low-density shrubs and small trees, all of which will be direct planted with no ground preparation. We will fence above the grasses, and we have discussed a grazing regime with the neighbouring farmer to</p>	<p>6/3/24 Noted</p>			

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<p>ensure the protection of this habitat.” (Senior conservation officer, RSPB: email 18/11/22)</p>	<p>maintain the habitat. A non-grazing period between May and August (inclusive) will be scheduled to allow calcicoles to flower and seed.</p>				
<p>There is “an area of interest adjacent to the proposed woodland at NS69228 49729 called Whitefield Moss, it supports approx. 19ha of peatland that is located to the south of a larger body of peatland called Waukenwae moss, designated a SSSI and Special Area of Conservation.” (Countryside Ranger, Countryside and Greenspace Service: email 07/07/2022)</p>	<p>The field which adjoins Whitefield Moss contains much deep peat which will not be planted. The small areas within the field which do not contain deep peat will be planted with broadleaf trees which will provide a feathered effect to the edge of this SSSI. Our client would be interested in peatland restoration of this field and neighbouring fields if there was neighbouring interest and consent.</p>	<p>6/3/24 Noted Habitats Regulations Appraisal will be undertaken</p>			
<p>“The Northern section of the forest plan area near</p>	<p>Agreed and noted.</p>	<p>6/3/24 Noted Habitats</p>			

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<p>Nethershields is close to Waukenwae Moss Special Area of Conservation designated for its Active Raised Bogs and Degraded raised bogs still capable of natural regeneration... In our view, it is unlikely that the proposal will have a significant effect on any qualifying interests either directly or indirectly. An appropriate assessment is therefore not required.” (Operations Officer, West Central Scotland, Nature Scot: email 07/07/2022)</p>		<p>Regulations Appraisal will be undertaken</p>			
<p>Lower Density Native Broadleaves around the calcareous</p>	<p>We will have a 10m open ground buffer of the grasses, followed by a 10m buffer of low-density shrubs and small trees, all of which will be direct planted with no ground</p>	<p>6/3/24 Noted</p>			

<p>grassland might be better replaced with an open ground buffer. (Woodland Creation Technical Officer, Scottish Forestry: email 17/05/23)</p>	<p>preparation.</p>				
<p>Any tree regeneration that occurs on the calcareous grassland will need to be removed. (Woodland Creation Technical Officer, Scottish Forestry: email 17/05/23)</p>	<p>Agreed and noted.</p>	<p>6/3/24 Please can you include this commitment in the ops plan 7/5/24 commitment in the ops plan</p>			
<p>Non-native black poplar included in native broadleaf mix. Crab apple, bird cherry and wild cherry may be better options to consider. (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)</p>	<p>We have removed black poplar from the mix and added crab apple, bird cherry and wild cherry.</p>	<p>6/3/24 Noted</p>			

<p>A mature hedge is located in a proposed productive conifer block in Lot 1. (Woodland Creation Technical Officer, Scottish Forestry: email 24/07/23)</p>	<p>A 10m open ground buffer will surround this hedge.</p>	<p>6/3/24 Noted – please can you include this in a constraint map and in ops plan</p> <p>7/5/24 changes no required as no productive conifer is now proposed</p>			
<p>Neighbour is concerned of the risk that the woodland creation site offers towards winter wading birds such as lapwings. (Neighbour A: email 21/02/24)</p>	<p>Please see the ecological survey for details on how the proposal will benefit breeding birds.</p>	<p>7/5/24 noted</p>			
<p>Neighbour is concerned that the deer fences will act as a deterrent for wildlife across the site. (Neighbour A: email 21/02/24)</p>	<p>Deer fences are often necessary to allow trees and other vegetation to grow by removing grazing pressure. Badger gates will be installed to enable the free movement of the local badger population. In line with best practice, we will remove the deer fence once it has served its purpose.</p>	<p>7/5/24 noted</p>			

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<p>Neighbour states that deer fencing is not in keeping with the landscape character (Neighbour A: email 03/04/24).</p>	<p>Deer fences are often necessary to allow trees and other vegetation to grow by removing grazing pressure. The fence will be removed once it has served this purpose – in 15 to 20 years’ time.</p>	<p>7/5/24 noted</p>			
Land Use					
<p>The woodland proposal would have a negative impact on the local economy by taking land out of agricultural production. Integration with other land uses should be considered. (Senior Agricultural Officer, Rural Payments and Services: emails 19/07/22 and 01/12/22)</p>	<p>The majority of the land within the East Nethershields boundary is Grade 4.1 farmland – land which is capable of growing a narrow range of crops and is primarily used for grazing. The proposed land use change would have a very small impact on local agricultural production (0.45% change to the available agricultural land within 10km, and 0.001% across the available agricultural land in Scotland), and it is in line with the Scottish Government's aim of increasing woodland cover in Scotland from 19% to 21% by 2032 (Forestry Strategy, 2019). It is hoped that this would be an acceptable trade off given the benefits a new woodland would bring to the local area: increased biodiversity, climate mitigation, public amenity and recreation. Furthermore, we are seeking to integrate farming and forestry by retaining 2.2 hectares (5.4 acres) as grazing land at a reduced rent for a local Young Farmer. The strip of calcareous grassland will also be grazed on a seasonal basis by a</p>	<p>6/3/24 Noted</p>			

	neighbouring farmer to ensure the continued health of the flora in this area.				
<p>"We follow the recommendations of the Woodland Expansion Advisory Group report. This revised design will still be classed as a large and on prime agricultural land as described on page 8. The majority of the land proposed for planting is both regionally and locally important for agriculture, and the proposals would have an adverse impact on local patterns of agriculture. Taking this land out of agriculture would have a negative impact on the local rural economy." (Senior Agricultural Officer, Rural Payments and Services: email</p>	<p>The Woodland Expansion Advisory Group report defines prime agricultural land as Grades 1, 2 and 3.1 using the MacCaulay Land Use Institute Land Classification for Agriculture (page 44). East Nethershields contains no land of this grade. It contains 88.5 ha of Grade 4.1, 5.2 ha of Grade 5.1, 1.1 ha of Grade 6.2 and 2.1 ha of Grade 6.3. Converting 91.85 ha to woodland represents a very small loss of agricultural production. We have retained 5 ha for livestock grazing and we have swapped one field with a neighbouring farmer to support their farming operations. Furthermore, the operations associated with the proposals will provide employment, boosting, not negatively impacting, the local rural economy.</p>	<p>6/3/24 Noted – the WEAG assessment submitted does not represent the current proposal as it does not shown the land retained in agriculture based on subsequent stakeholder discussion/design changes -</p> <p>8/5/24 additional comments regarding land retained in agriculture noted in issue log</p>			

21/07/22)					
Neighbour does not support agricultural land being taken out of production and believes that land should be offered to neighbouring farmers first. (Neighbour I: email 02/12/23)	While agricultural production is, of course, very important, the need to increase tree cover on a national scale is widely accepted; hence, the Scottish Government’s aim of expanding the country’s tree cover from 19% to 21% by 2032. This policy recognises the need to protect the high conservation areas and priority habitats and that there will be woodland creation projects on areas whose traditional primary land use is agriculture. This land lies within the Central Scotland Green Network and has been designated by the regulator, Scottish Forestry, as having potential for woodland creation; therefore, we believe the proposed woodland is consistent with this policy. Nevertheless, we are seeking to integrate farming and forestry by retaining 2.2 hectares (5.4	6/3/24 noted Impact on agricultural production is considered elsewhere in issues log			

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	<p>acres) as grazing land at a reduced rent for a local Young Farmer. The strip of calcareous grassland will also be grazed on a seasonal basis by a neighbouring farmer to ensure the continued health of the flora in this area.</p>				
<p>Objection to productive forestry and dismay that Tilhill’s Regional Manager was unaware that there was going to be any commercial forestry in this woodland development and believed that it was all broadleaf planting. (Neighbour A: email 25/08/22 [this is the email with the dismay about Tilhill management], email 18/12/22 reference points 1.7 and 2.01.03, 2.01.08, 2.02.03, asks for a rationale for incorporating productive forestry within the design,</p>	<p>The Regional Manager had not had direct control or input into the formulation of this proposal. We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.</p>	<p>Noted</p>			

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<p>and email 22/12/22 reference point 3, and email 06/02/23; Neighbour A: email 03/04/24)</p>					
<p>Suggestion that woodland creation is more suitable in other less sensitive areas of Scotland, Scottish Governments aims to increase Woodland is not a strong argument for developing areas of high sensitivity where the current landscape amenity may be changed. (Neighbour A: email 18/12/22 reference point 2.03.01 and Neighbour E: email 01/05/23)</p>	<p>The landscape around East Nethershields is identified as Plateau Farmland – Glasgow & Clyde Valley (NatureScot “Scottish Landscape Character Types Map), a feature of which is listed as limited and declining tree cover. The Forestry and Woodland Strategy for Glasgow City Region (2020) identifies the area as “preferred” for woodland creation. In this way, the local landscape has been highlighted as a desirable place to grow trees.</p>	<p>7/5/24 - Noted</p>			
<p>Request for woodland management objectives to be clarified (Neighbour</p>	<p>These were clarified in the meeting at the neighbour’s house on 26/01/23 and also in the consultation letter dated 21/06/23.</p>	<p>6/3/24 Noted</p>			

<p>A: email 18/12/22 reference points 2.01.05 and 2.02.05, and email 22/12/22 reference point 4, and email 06/02/23)</p>					
<p>Neighbour concerned about changing land use from productive dairy and sheep to trees. (Neighbour E: email 01/05/23)</p>	<p>The majority of the land within the East Nethershields boundary is Grade 4.1 farmland – land which is capable of growing a narrow range of crops and is primarily used for grazing. The proposed land use change would have a very small impact on local agricultural production (0.45% change to the available agricultural land within 10km, and 0.001% across the available agricultural land in Scotland), and it is in line with the Scottish Government's aim of increasing woodland cover in Scotland from 19% to 21% by 2032 (Forestry Strategy, 2019). These minor losses are mitigated by the benefits a new woodland would bring to the local area: increased biodiversity, climate mitigation, public amenity and recreation. Furthermore, we are seeking to integrate farming and forestry by retaining 2.2 hectares (5.4 acres) as grazing land at a reduced rent for a local Young Farmer. The strip of calcareous grassland will also be grazed on a seasonal basis by a neighbouring farmer to ensure the</p>	<p>6/3/24 noted Impact on agricultural production is considered else where in issues log</p>			

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	continued health of the flora in this area.				
Neighbour concerned that the commercial forestry operational plans could change if the woodland changes ownership before harvest. (Neighbour E: email 01/05/23)	Scottish Forestry (the industry regulator) oversees forest management plans and operations, so a change of landowner would not enable a change of plans without the approval of Scottish Forestry.	6/3/24 Noted			
Neighbour requested to purchase field 11 (2.98 acres) and field 3 (1.21 acres) so that they could maintain grazing adjacent to their property. (Neighbour C: email 11/08/22 and email 18/11/22)	The landowner has exchanged field 11 with the neighbour in question to accommodate this request. Field 3 is retained within the current ownership.	6/3/24 Noted- please can you ensure this change is noted in the relevant maps and sections of the issues log 7/5/24 changes undertaken			
Neighbour raised concern about planting commercial woodland close to residents. (Neighbour F: email	Neighbours will be informed of forestry operations, which will be conducted in a way that is both sensitive to the landscape and the access rights of residents.	6/3/24 Noted Please update if required			

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25/08/23)					
Neighbour concerned about changing the land use as the land has been agricultural for over 100 years. (Neighbour F: email 25/08/23)	The government’s advisory board, the Committee on Climate Change, has advised that 22% of land in traditional agricultural production should be released for long-term carbon sequestration to meet the government’s net zero target (p.30, ‘Land use: Policies for a Net Zero UK’ (2020) Committee on Climate Change). This land is highlighted in the local tree and woodland strategy as being a preferred location for growing trees.	6/3/24 noted Impact on agricultural production is considered elsewhere in issues log			
A neighbour objects to London based property developers buying up farmland in Scotland to offset their carbon emissions to build homes in London, whilst obtaining large grants from the Scottish government paid for by the Scottish tax payer (Neighbour F: email 25/08/23)	Government funding is available to individuals and organisations to carry out actions which meet national policy. Our client is delivering two important policy objectives: the development of housing and public spaces and increasing national tree cover. This woodland will be accredited by the Woodland Carbon Code, which carefully regulates the creation and reporting of new woodlands. Mandatory greenhouse gas emissions reporting guidance (PAS 2060: Specification for the Demonstration of Carbon Neutrality) regulates organisations’ claims of carbon neutrality and the use of Woodland Carbon Units gained from creating an accredited woodland.	6/3/24 noted			
A neighbour believes Sitka	We will not be including a productive timber crop due to safety concerns	6/3/24 noted			

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<p>spruce should only be planted in the Scottish hills and not farmland. (Neighbour F: email 25/08/23)</p>	<p>associated with the access point considered for timber extraction.</p>	<p>7/5/24 removal of productive conifer from proposal noted</p>			
<p>Neighbour is concerned that the site may not be suitable for growing trees. Citing soil type, peat, weather, and water as reasons to be concerned. (Neighbour A: email 21/02/24)</p>	<p>Soil and condition surveys have indicated that with careful species selection, ground preparation and annual maintenance, the site will grow a healthy woodland.</p>	<p>7/5/24 - noted Assessment of suitability of woodland creation proposal is undertaken as part the overall assessment process</p>			
<p>Neighbour feels the historical land use for the site is farming and not woodland and believes that "...reinstating the Caledonian Forest in this location is a complete misrepresentation of the historic landscape...".</p>	<p>Please see the landscape survey report which details the positive impact the woodland will have on the landscape.</p>	<p>7/5/24 - noted</p>			

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(Neighbour A: email 21/02/24)					
Neighbour A asked Tilhill to, 'confirm your previous statement that this STR is planned for the sole use of the London Property Developer' (Neighbour A: email 03/04/24).	The landowner had stated that it would be desirable to be able to use their timber in their own developments. They never stated that this would be its only use. We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.	7/5/24 - noted			
Neighbour asked why Scots pine is part of the broadleaf woodland, in what design they will be planted, where they will be located and whether they will be felled (Neighbour A: email 03/04/24).	Scottish Forestry's grant system allows for 5% of broadleaf woodlands to comprise Scots pine in recognition of their natural occurrence in the Scottish landscape. They will be planted throughout the design in small clusters; they will not be felled.	7/5/24 - noted			
Neighbour asked about how much of the site will not be planted (Neighbour A: email 03/04/24).	The site is 96.92 ha and 68.71 ha will be planted. 4.6 will be grazed by livestock and 23.61 will be managed as designed open ground.	7/5/24 - noted			
Neighbour asked for guarantees that the new landowner will continue to own the	The landowner has no plans to sell the site. It is not possible to guarantee the length of ownership.	7/5/24 - noted			

site and be responsible for the management of the woodland (Neighbour A: email 03/04/24).					
Process					
Neighbour found it difficult to contact Tilhill staff via the telephone numbers listed at the bottom of the initial letter. (Neighbour A: email 23/08/22)	We are sorry that this neighbour struggled to make contact with Tilhill staff via telephone. If Tilhill staff are unable to answer their telephones when stakeholders telephone, if a message is left on the answerphone, then we will endeavour to return your call within two working days.	6/3/24 Noted			
Early consultation documents were issued during the summer holiday. (Neighbour A: email 23/08/22, and Neighbour C: email 22/06/23)	We feel that five weeks is appropriate duration for a consultation even during the summer period.	6/3/24 Noted in addition further opportunity for stakeholder responses was provided in June 2023			
No circulation of Issues Log during scoping consultation (Neighbour A: emails 23/08/22, and email 18/12/22 reference point 1.4)	This is a scoping consultation from which it is intended that the Issues Log would be created.	6/3/24 Noted			

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<p>Lack of clarity on management objectives, site constraints, potential impacts, road safety, transport access, clear overview of woodland type, sensitivities of site, landscape appraisal, and other requirements of the guidance and standards for woodland creation. (Neighbour A: emails 23/08/22, 18/12/23 reference point 1.8 and 2.01.02, 2.01.05, 9.6, 22/12/22 reference point 1, 2, 4 & 6, and 06/02/23)</p>	<p>This is a scoping consultation to identify the key factors that should be considered within the woodland creation proposal. Responses from stakeholders are to be considered and used to form the proposal, which will outline all these details.</p>	<p>6/3/24 Noted</p>			
<p>Request for a 'Town Hall Meeting' to share the proposal details and issues recorded within the Issues Log. (Neighbour A: emails 23/08/22, 16/12/22, 18/12/22)</p>	<p>There is no specific requirement within engagement processes for a town hall meeting, but due to local interest, we met with the local community council where proposals were presented and discussed at a monthly meeting.</p>	<p>6/3/24 Noted</p>			

reference point 1.5, and 19/12/22)					
Request for a full list of all consultees and neighbours engaged and issued with the scoping consultation documents. (Neighbour A: emails 23/08/22, 16/12/22, and 18/12/22 reference points 1.3 and 2.01.04)	It would not be appropriate to share the details of stakeholders with an individual. Scottish Forestry will have sight of all these details when assessing our application.	6/3/24 agreed – Scottish Forestry have reviewed the stakeholder list a			
Complaint that an individual was not provided with an advance copy of the Issues Log. (Neighbour A: email 18/12/22 reference point 1.4)	All documentation was released to stakeholders at the same time to ensure fairness and consistency.	6/3/24 Noted			
Concern about the thoroughness of the neighbour stakeholder information distribution. (Neighbour A: emails 23/08/22, 18/12/22 reference point 1.10, 07/01/23, and 23/12/23)	We distributed letters to properties adjacent to the woodland site. Consulting all road users and the entire local population is not feasible, so we consulted the two local community councils who represent the community’s interests. Scottish Forestry have been provided with detailed information concerning who has been contacted about our proposal.	6/3/24 Noted - Scottish Forestry have been provided with maps showing the properties who received letters and at which point of the process			

		these letters were received			
<p>Complaint that not all issues raised by neighbours have been recorded in the Issues Log.</p> <p>(Neighbour A: emails 16/12/22, 18/12/22, reference point 1.1, 22/12/22, 06/02/23, 25/02/23, 03/03/23, 06/03/23, 14/03/23, 26/03/26, 19/06/23, 25/07/23; Neighbour E: email 01/05/23; Neighbour C: email 22/06/23)</p>	<p>It is our understanding that the Issues Log comprises matters pertaining to the woodland proposal and not matters of consultation process. We have sought advice from the Scottish Forestry Woodland Officer as to whether matters of process should be included in future versions of the Issues Log. These issues are not typically included in Forestry Grant Scheme Issues Logs, but we have now included issues of process to demonstrate additional transparency.</p>	6/3/24 Agreed			
<p>Complaint that the names and addresses of neighbours were included in the Issues Log that was distributed to other stakeholders.</p> <p>(Neighbour A: emails 16/12/22, 18/12/22 reference</p>	<p>We acknowledge this error of including these details in the Issues Log. This was reported to Scottish Forestry and Tilhill's Data Protection Officer. We followed all advice given in response to minimise impact. All future correspondence will be anonymised accordingly.</p> <p>An anonymised list of stakeholders who received this information was provided to</p>	6/3/24 Noted			

<p>points 1.2 and 2.07.04)</p> <p>A request was made to receive a list of all stakeholders who received this information. (Neighbour A: emails 03/02/23 and 06/02/23)</p> <p>Neighbour also concerned that Tilhill have not been able to determine what scale names and addresses have been breached (Neighbour A: email 06/03/23)</p>	<p>the neighbour who requested this information.</p> <p>The scale of this incident was assessed and reported to Scottish Forestry and Tilhill's Data Protection Officer. We followed all advice given in response to minimise impact. All future correspondence will be anonymised accordingly.</p>				
<p>Complaint that the initial scoping information was not clearly communicated as being a scoping consultation. (Neighbour A: email 18/12/22 reference point 1.6)</p>	<p>This point was clarified with the complainant in subsequent information, and the following consultation documentation was clearly titled 'formal consultation'.</p>	<p>6/3/24 Noted although Scottish Forestry would consider this stage of the process to be stakeholder engagement or due diligence</p>			

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<p>Complaint that insufficient time has been allowed for the consultation. (Neighbour A: emails 18/12/22, 10/01/23, and 25/02/23)</p>	<p>The consultation period of four weeks is consistent with public consultation practice.</p>	<p>6/3/24 Noted in addition further opportunity for stakeholder responses was provided in June 2023</p>			
<p>Neighbour commented that he is unable to understand the changes made to the design, to which are referred in Tilhill's letter dated 11/11/22, because he had not received previous versions of the design. (Neighbour A: emails 18/12/22, reference point 2.01.07, and 26/03/23)</p>	<p>The map issued at this stage of the consultation highlighted that stakeholder comments had been incorporated into the design. Earlier designs were not shared publicly as they were part of an iterative design process in which maps were in draft format and not for distribution.</p>	<p>6/3/24 Noted</p>			
<p>Request to view all reports conducted in relation to the woodland proposal. (Neighbour A: email 18/12/22, reference</p>	<p>All surveys and reports are now publicly accessible on the Tilhill public consultation webpage: https://www.tilhill.com/east-nethershields/</p>	<p>6/3/24 Noted</p>			

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point 2.01.07)					
<p>Neighbour felt misled by the amount of commercial woodland being proposed. Stating the information was not clear in the initial letter, map, and after a phone call on 23/08/2022 and after a site visit in spring 2023. (Neighbour A: emails 18/12/22, reference point 1.7 and 2.01.03, 22/12/22 reference points 2 & 3, and 11/04/23)</p>	<p>The nature of the scoping stage of the application process is that the design changes in response to stakeholder input and therefore the exact proportions of productive and non-productive elements is subject to change. Having received stakeholder comments and survey information, we have submitted a final design as part of our application. This should clarify the final species composition and objectives of the woodland.</p>	<p>6/3/24 Noted along with the change in composition of the proposal as the agent has worked through the issues</p>			
<p>Neighbour concerned that this woodland creation project is not normal due to high number of neighbouring dwellings. (Neighbour A: emails 18/12/22,</p>	<p>While many woodland creation projects are rural places, this is an opportunity to create woodland closer to urban development for the use and enjoyment of local people. The forestry grant system recognises the benefits of woodlands close to urban areas by providing additional funding for projects in these areas. Other examples of initiatives to plant trees close to urban areas include the Clyde Climate Forest, the</p>	<p>6/3/24 Noted</p>			

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<p>and 25/07/23; Neighbour A: email 03/04/24)</p>	<p>Northern Forest (in and around Liverpool, Manchester, Leeds, Sheffield and Hull) and the National Forest (near Birmingham).</p>				
<p>Neighbour requested information on benefits to the local area for access to nature, employment, public amenity, recreation, and sustainable timber supply. (Neighbour A: email 18/12/11 reference point 2.03.02)</p>	<p>Rides (grass tracks) within the woodland design will enable visitors to access the site more freely than the current access, which is limited due to agricultural activity. The site will employ forestry workers for five years of establishment and maintenance works, which will be followed by ongoing maintenance in years to come; all of these works will be managed by the local Tilhill forestry team. The amenity of trees is widely regarded – the value of which has been estimated in research such as this: https://www.forestresearch.gov.uk/research/estimating-amenity-values-of-street-trees-and-woodland-views-a-methodological-review/</p>	<p>6/3/24 Noted Depending on final design these response may need amending re productivity</p>			
<p>Neighbour commented that he was surprised that Tilhill did not manage to obtain information on livestock location. (Neighbour A: email 18/12/22 reference point 2.03.03)</p>	<p>The information needed to increase the detail of our analysis would have required information pertaining to the type of livestock kept on each grade of agricultural land within 10km of East Nethershields. Unfortunately, the agricultural census does not go into this level of detail, so we were unable to conduct a more detailed analysis than the one outlined in the agricultural report.</p>	<p>6/3/24 Noted This approach is the same as other similar agricultural assessments</p>			

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<p>Neighbour requested contact information for the Council Officer who conducted the road safety review dated 12/10/22. (Neighbour A: email 18/12/22 reference point 2.05.01)</p>	<p>Scottish Forestry will review our consultation process as part of our application. This will include details of stakeholders consulted; it is not appropriate to share this information with other stakeholders.</p>	<p>6/3/24 agreed</p>			
<p>Neighbour has requested the road safety review brief/ instruction provide by Tilhill to Stewart Paton Associates (Neighbour A: 18/12/22 reference point 2.05.02)</p>	<p>As above; this information is for Scottish Forestry to review.</p>	<p>6/3/24 agreed</p>			
<p>Neighbour concerned that the road safety review was conducted during low traffic times (10:30 – 11:30), the review did not assess all road safety concerns, and that 1 hour would not be a robust enough review. (Neighbour A: email 18/12/22 reference point 2.05.03)</p>	<p>The road safety review was instructed to assess the impact of the design on visibility splays, for which an hour was sufficient for the inspector to gather the necessary information.</p>	<p>6/3/24 Noted</p>			
<p>Neighbour</p>	<p>The woodland design at East Nethershields</p>	<p>6/3/24 Noted</p>			

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<p>concerned that road safety review does not refer to Plot 2 location. (Neighbour A: email 18/12/22 reference point 2.05.10)</p>	<p>affects one residential junction where we have ensured the visibility splay requirement of 215m. A road safety review was not needed to help us achieve this requirement in this part of the site.</p>				
<p>Neighbour concerned that the Issues Log received in November 2022 did not include all the issues raised. (Neighbour A: email 18/12/22 reference point 2.06.01)</p>	<p>It is our understanding that the Issues Log comprises matters pertaining to the woodland proposal and not matters of consultation process. We have sought advice from the Scottish Forestry Woodland Officer as to whether matters of process should be included in future versions of the Issues Log. These issues are not typically included in Forestry Grant Scheme Issues Logs, but we have now included issues of process to demonstrate additional transparency.</p>	<p>6/3/24 agreed</p>			
<p>Tilhill's response to the road safety issue raised by a neighbour did not satisfy the neighbour. (Neighbour A: email 18/12/22 reference point 2.06.02)</p>	<p>We believe we have addressed the road safety issues by employing a road safety surveyor to assess the areas of concern, and by presenting these concerns and our mitigations to the Council's roads department and Scottish Forestry.</p>	<p>6/3/24 Noted</p>			
<p>Neighbour does not believe their issues are being effectively dealt with by Tilhill. (Neighbour A: email 18/12/22 reference</p>	<p>We strive to address issues as effectively and professionally as possible, and we welcome feedback if stakeholders feel that if anything has been addressed satisfactorily so we can continue to</p>	<p>6/3/24 Noted</p>			

point 2.06.03)	improve our service.				
Neighbour requested survey evidence to support Tilhill’s statement that there will not be a noticeable increase in public access to field 11. (Neighbour A: email 18/12/22 reference point 2.06.04)	No longer relevant as field 11 has been exchanged for a different parcel of land.	6/3/24 Noted			
Neighbour requested information on what areas of soil have been probed. (Neighbour A: email 18/12/22 reference point 2.06.05)	Please see the soil survey for details.	6/3/24 Noted			
Neighbour requested a detailed method statement on the management and cultivation of the commercial woodland including HGV access, forest road design, a calendar of events for commercial woodland management including planting	Details of the woodland establishment, maintenance and future operations are outlined in our application which is publicly available on the Public Register.	6/3/24 Noted Please update if required depending on final design			

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and felling. (Neighbour A: emails 18/12/22 reference point 2.06.07, 9.6, 22/03/23, and 11/04/23)					
Neighbour requested plans for maintaining fencing and hedges on Burn Road (Neighbour A: email 18/12/22 reference point 2.06.07)	All external hedges will be cut every three years to maintain habitat through increased flowering and better form. Roadside hedges will be monitored during forest management visits. Additional maintenance will be carried out outside of the three-year management plan if needed to ensure road visibility.	6/3/24 Noted			
Neighbour asked if the landowner will be applying for grant support for the woodland's development. (Neighbour A: email 18/12/22 reference point 3.01)	Yes, this application process is seeking to gain funding from the Forestry Grant Scheme.	6/3/24 Noted			
Neighbour is asked if the FCS officer has been part of the distribution of the consultation information. (Neighbour A: email 18/12/22 reference point 3.02)	No Scottish Forestry officer was part of the distribution of consultation information, but a Scottish Forestry Technical Officer was contacted about consultee details in July 2022 and the local Woodland Officer has been involved in this case since December 2022.	6/3/24 Noted			
Neighbour asked	This information is for Scottish Forestry to	6/3/24 Noted			

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<p>which stakeholders, local organisations, and community groups the FCS officer recommended be included in the consultation and if Tilhill have followed their advice. (Neighbour A: email 18/12/22 reference point 3.03)</p>	<p>review as part of the application process.</p>				
<p>Neighbour asked if there had been a site visit with the FCS Officer. (Neighbour A: email 18/12/22, reference point 9.4)</p>	<p>Not at the time of this query, but one was conducted in January 2023.</p>	<p>6/3/24 Noted</p>			
<p>Neighbour enquired if there was going to be a site visit with key consultees. (Neighbour A: email 18/12/22 reference point 9.5)</p>	<p>The site visit with the Woodland Officer is the key consultee site visit expected from Scottish Forestry as part of the application process.</p>	<p>6/3/24 Noted It would be for stakeholders /consultees to undertake their own visits should they wish to do so to inform their responses</p>			
<p>Neighbour requested a draft landscape appraisal.</p>	<p>A landscape survey was conducted (see report for details).</p>	<p>6/3/24 Noted</p>			

(Neighbour A: emails 18/12/22 reference point 9.7, and 22/12/22 reference point 7.)					
Neighbour considered "...communication through the Issue Log has very limited value, misleading, and is not compliant with the requirements of the woodland application process." (Neighbour A: email 25/02/23)	Scottish Forestry will review our communication through the Issues Log as part of the application review.	6/3/24 agreed - the current issues log provides significant details in relation to detailing individual issues and stakeholder who have raised them			
Neighbour requested further details on the size of the mature woodland to allow their concerns to be fully assessed and mitigated. (Neighbour A: email 22/03/23)	Please see the woodland design map to see the size of the woodland.	6/3/24 Noted the landscape report also provides details on final tree heights used for visualisations			
Neighbour was disappointed that Tilhill was discontinuing conversation regarding matters	This stage of the consultation had ended, and our staff needed time to review the comments received and adapt plans accordingly.	6/3/24 Noted			

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already discussed up to 24/03/23. (Neighbour A: email 26/03/23)					
Neighbour felt disrespected that Tilhill did not provide the name of the landscape architect visiting their property. (Neighbour A: email 26/03/23)	Tilhill provided this information (27/03/23).	6/3/24 Noted			
Neighbour was concerned that the process has not been transparent (Neighbour A: emails 18/12/22, 07/01/23, 06/01/23, 14/03/23, 26/03/23, 27/03/23, and 11/04/23)	We have shared all surveys and the Issues Log with stakeholders. We have written to neighbours for comments on three occasions, met with certain neighbours at their properties several times, and we have attended a community council meeting.	6/3/24 Noted			
Neighbour requested guidance information provided to the person conducting the landscape assessment. Specifically requesting the version and dates of documentation.	This information is for Scottish Forestry to review as part of the application process.	6/3/24 agreed			

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(Neighbour A: emails 27/03/23, 11/04/23, 24/05/23, 08/03/23)					
Regarding the landscape assessment, a neighbour requested clarification on what is meant by the term "visual receptors". (Neighbour A: emails 27/03/23, and 11/04/23)	The components of the landscape that are likely to be affected by the proposal.	6/3/24 Noted			
Neighbour requested the location of viewpoints being considered under the landscape assessment. (Neighbour A: email 27/03/23)	Please see the landscape report for details.	6/3/24 Noted			
Neighbour stated that three properties at Lot 1 were visited by the landscape architect (Neighbour A: email 03/04/24).	The landscape architect took into consideration the views from all properties neighbouring the site but visited the residents of properties where specific concern had been raised.	7/5/24 noted			
Regarding the landscape assessment, a	Constraints are elements that reduce functionality or aesthetics. Opportunities are elements in or near the site that offer a	6/3/24 Noted			

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<p>neighbour requested what is meant by "landscape constraints and potentials". (Neighbour A: emails 27/03/23, and 11/04/23)</p>	<p>positive addition or emphasis to the landscape. Please see the landscape report for further details.</p>				
<p>Neighbour requested information on what is included in a landform analysis, specifically if it includes daylight/sunlight analysis. (Neighbour A: emails 27/03/23, and 08/03/23)</p>	<p>Please see the landscape report for details. A separate overshadowing assessment was conducted (see report for details).</p>	<p>6/3/24 Noted</p>			
<p>Regarding the landscape analysis, a neighbour requested what is meant by the term "landscape fit". (Neighbour A: emails 27/03/23, and 11/04/23)</p>	<p>Landscape fit is what is judged to suit or complement the current landscape character.</p>	<p>6/3/24 Noted</p>			
<p>Neighbour requested access to the Landscape Assessment and Statement and imagery as part of the due diligence</p>	<p>Please see the landscape report for details.</p>	<p>6/3/24 Noted</p>			

stage. (Neighbour A: email 27/03/23)					
Neighbour enquired if the landscape assessment will include analysis of historical/ existing land use, access, road safety, human welfare and mental health, fire risk, effects on other land/ assets, effects on adjacent renewables, views following cultivation, risk to utility assets. (Neighbour A: emails 27/03/23, and 11/04/23)	Please see the landscape report for the scope of the survey.	6/3/24 Noted			
Neighbour requested access to maps prior to them being released to the public for consultation. (Neighbour A: email 27/03/23)	We aim to release documentation to stakeholders at the same time to ensure fairness and consistency.	6/3/24 Noted			
Neighbour concerned that the Landscape Architect did not have a full briefing on all the issues before	The landscape architect received all official documentation relating to the woodland proposal prior to conducting his survey. He also met with neighbours who had raised landscape concerns so he could gain a full	6/3/24 Noted			

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conducting the landscape analysis. (Neighbour A: email 11/04/23)	understanding of the local context.				
Tilhill have not distributed the Issues Log for stakeholders to review and agree that all the issues raised to date have now been included for response and mitigation. (Neighbour A: 25/05/23)	We had been updating and reviewing the Issues Log between consultation periods. It was subsequently distributed to stakeholders in the next stage of consultation in June 2023, and it is available again, now, as part of our application.	6/3/24 Noted			
Neighbour requested to receive a list of people in the community with whom Tilhill have communicated. (Neighbour A: 25/05/23)	This information is sensitive and not for general circulation. Scottish Forestry will review this information as part of the application process.	6/3/24 Noted			
Neighbour requested to know when Tilhill is meeting with the Community Council. (Neighbour A: 25/05/23)	This information was for the Community Council to advertise to its members.	6/3/24 Noted			
Neighbour requested to meet the landowner. (Neighbour A:	Tilhill is employed to represent the landowner.	6/3/24 Noted			

25/05/23)					
Neighbour complained that they have not received responses from Tilhill to emails since March. (Neighbour A: 24/05/23)	At this stage of the consultation, it was agreed with Scottish Forestry that they would be better placed to respond to issues raised by this neighbour (see email to Neighbour A dated 24/03/2023).	6/3/24 Noted Due to a change of SF staff the reason for this decision is not clear as normally it is the agent/ applicant who engages with stakeholders during this stage of the process			
Neighbour complained that they have not received answers to all the issues they have raised since December. (Neighbour A: 25/05/23)	It has taken us considerable time to review and respond to each of these issues, which are now addressed in this latest version of the Issues Log.	6/3/24 Noted			
Neighbour requested documentation in relation to landscape design guidance, which was referred to by the landscape architect when	The referenced guidance, the UK Forestry Standard, is publicly available online: https://www.gov.uk/government/publications/the-uk-forestry-standard	6/3/24 Noted			

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visiting Property A. (Neighbour A: 25/05/23)					
Neighbour requested to know when stakeholders would receive the landscape report and visualisations. (Neighbour A: 25/05/23)	At the time of this request, we did not know the exact timescale for the landscape architect to complete his report. The report and visualisations were shared with stakeholders at the next stage of the consultation in June 2023.	6/3/24 Noted			
Neighbour complained that Tilhill have not been transparent with regards to the list of documents issued to stakeholders. (Neighbour A: 25/05/23)	Key information and surveys have been distributed directly to stakeholders as well as being made publicly available on the consultation webpage (https://www.tilhill.com/east-nethershields/) This information is for Scottish Forestry to review as part of the application process.	6/3/24 Noted			
Neighbour requested the latest version of the Issues Log. (Neighbour A: 19/06/23)	We had been updating and reviewing the Issues Log between consultation periods. It was subsequently distributed to stakeholders in the next stage of consultation on 21st June 2023, and it is available again, now, as part of our application.	6/3/24 Noted			
All residents of the village of Chapelton have not been informed of the proposal. (Neighbour A: email)	We have consulted Chapelton and Auldhouse and Strathaven Community Councils whose purpose is to represent their communities.	6/3/24 Noted – The use of a community council to communicate to wider			

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25/07/23)		residents not directly affect by a proposal is an approach often taken			
Neighbour raised concerns that the landscape architect will visit the property outwith the morning and early afternoon when they believe the significant impact on his property will occur. (Neighbour A: email 08/03/23)	The overshadowing assessment assessed the impact that the woodland would have at different times of day throughout the year.	6/3/24 Noted			
Neighbour stated that Tilhill had not responded to the concerns he raised. (Neighbour E: email 25/05/23)	We were still reviewing issues and adapting the plan accordingly in between the consultation periods. Responses and further information were provided the following month in June 2023.	6/3/24 Noted			
Neighbour concerned about the lack of communication from Tilhill. (Neighbour E: email 18/06/23)	We were still reviewing issues and adapting the plan accordingly in between the consultation periods. Responses and further information were provided the following month in June 2023.	6/3/24 Noted			
Neighbour requested access to updated issues log. (Neighbour A: email	The issues log will be publicly available when the application is submitted to the Public Register.	7/5/24 - noted			

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16/01/2024)					
Neighbour highlighted that they believe other parties have been approached about the use of the land adjacent to their property while they have been excluded. (Neighbour A: email 16/01/24; Neighbour A: email 03/04/24)	The area of land in question is to remain in agricultural use. The landowner wishes to provide this land as an opportunity to a for a young farmer to graze livestock. Accordingly, the local Young Farmers group have been contacted.	7/5/24 - noted			
Neighbour enquired why images were presented showing trees the height of what they would be predicted to be after 40 years of growth. They went on to enquire if Tilhill will correct this misrepresentation. (Neighbour A: email 16/01/24)	The visualisations show the trees at 40 years' old which is the standard stage of maturity that forestry proposals are assessed.	7/5/24 - noted			
Neighbour asked for evidence of this tree height at 40 years' time. (Neighbour A: email 16/01/24)	The height of the trees presented at 40 years' time is an estimate agreed between Tilhill and Scottish Forestry based on professional silvicultural knowledge and the performance of trees within the local area.	7/5/24 - noted			

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<p>Neighbour A asked, 'Based on your comments under N.B. are you stating that the trees in this location may not grow to their full potential due to a number of "influences". If so, can you please provide evidence of how this has been reflected and calculated in the carbon model being used by yourself and SF?' (Neighbour A: email 16/01/24)</p>	<p>Yield class (the growth potential of a species on a site), not tree height, is not used for carbon calculations. Conservative estimates for each species' yield class have been incorporated into the carbon calculator. The carbon stock of the woodland will be verified by the Woodland Carbon Code. For further information, please see https://woodlandcarboncode.org.uk/.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour A asked, 'With all the knowledge and confidence you have with this woodland location, why is there such a caveat on the success of this woodland growing to its design maturity?' (Neighbour A: email 16/01/24)</p>	<p>We have no reason to doubt the woodland will grow to its design maturity.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour enquired when they will be issued with the</p>	<p>The issues log will be publicly available when the application is submitted to the</p>	<p>7/5/24 - noted</p>			

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latest copy of the issues log. (Neighbour A: email 31/01/24; Neighbour A: email 03/04/24)	Public Register.				
Neighbour enquired if Tilhill will reissue the Landscape Report correcting the misrepresentation in tree size. (Neighbour A: email 31/01/24)	The visualisations show the trees at 40 years' old which is the standard stage of maturity that forestry proposals are assessed.	7/5/24 - noted			
Neighbour asked when an application for forest tracks/ roads will be submitted to SLC Planning Authority. (Neighbour A: email 31/01/24)	We do not intend to build a forest road, but we will add Type 1 stone to key access points and tracks to protect the ground. We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.	7/5/24 - noted			
Neighbour asked for information about access points and forest roads (Neighbour A: email 03/04/24).	Access points and rides are indicated on the design map. We do not intend to build a forest road.	7/5/24 - noted			
Neighbour requesting a timeline of events for the future of this application. (Neighbour A: email 31/01/24)	We will update neighbours on a timeline of operations if the application is approved. It is not possible to provide an accurate timeline until this point.	7/5/24 - noted			

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<p>Neighbour enquired whether there will be further engagement with the three community groups that border the woodland creation site. (Neighbour A: email 31/01/24)</p>	<p>The application will be available for all to comment when it is submitted to the Public Register.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour made a request "With regards to the information you have been issuing to others within the farming community, can you please advise when the key Stakeholders are going to be issued with this information? Also, are you planning to contact your neighbours to have the same discussion on the use of the land directly adjacent to their properties." (Neighbour A: email 31/01/24)</p>	<p>The area of land in question is to remain in agricultural use. The landowner wishes to provide this land as an opportunity to a for a young farmer to graze livestock. Accordingly, the local Young Farmers group have been contacted.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour has</p>	<p>The woodland will be accredited by the</p>	<p>7/5/24 -</p>			

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<p>requested evidence of the amount of carbon that the woodland creation project will sequester. (Neighbour A: email 21/02/24)</p>	<p>Woodland Carbon Code. This standard will independently verify the carbon units. For further information, please see: https://woodlandcarboncode.org.uk/standard-and-guidance</p>	<p>noted</p>			
<p>Neighbour requested a full biodiversity report and evidence of the increased biodiversity expected as a result of the woodland. (Neighbour A: email 21/02/24)</p>	<p>Please see the ecology report which is publicly available at https://www.tilhill.com/east-nethershields/</p>	<p>7/5/24 - noted</p>			
<p>Neighbour has requested a report on the impact on people and animals due to a potential increase in midges due to the woodland creation. (Neighbour A: email 21/02/24)</p>	<p>This is not a requirement for Forestry Grant Scheme applications.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour has asked Tilhill what percentage of local residents want trees in this greenspace. They request that Tilhill provides evidence</p>	<p>This is not a requirement for Forestry Grant Scheme applications.</p>	<p>7/5/24 - noted</p>			

to support this figure. (Neighbour A: email 21/02/24)					
Neighbour has enquired what proportion of Scottish timber will be provided from the commercial conifer planted on the site. (Neighbour A: email 21/02/24)	We will not be including a productive timber crop due to safety concerns associated with the access point considered for timber extraction.	7/5/24 - noted			
Neighbour is concerned that the Landscape Architect views it acceptable to ignore neighbours, stakeholders, and community concerns. (Neighbour A: email 21/02/24)	The landscape architect visited the site and took particular note of viewpoints highlighted by neighbours. He has provided a professional assessment of the proposal.	7/5/24 - noted			
Neighbour is concerned that the webpage has withheld information that highlights the significant negative impact the project will cause. (Neighbour A: email 21/02/24)	All surveys are available on our website: https://www.tilhill.com/east-nethershields/	7/5/24 - noted			

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<p>Neighbour is concerned that the issues log released in June 2023 is a complete misrepresentation of the issues and is concerned that it did not comply with official process. (Neighbour A: email 21/02/24; Neighbour A: email 03/04/24)</p>	<p>The issues log has been a live document since the first engagement with stakeholders in July 2022. The final version, which will contain all issues raised to date, will be made available on the Public Register. Scottish Forestry also has access to all stakeholder correspondence for additional transparency.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour is concerned by the naming of the landscape report as "Final Landscape Report" when they highlight that this was the first landscape report. (Neighbour A: email 21/02/24)</p>	<p>The landscape architect provided interim recommendations on a previous design. The final report was written on an updated design.</p>	<p>7/5/24 - noted</p>			
<p>Neighbour is unhappy with the final result of the landscape report and believes that it does not consider all issues faced by neighbours. (Neighbour A: email 21/02/24; Neighbour A: email</p>	<p>The landscape architect visited the site and took particular note of viewpoints highlighted by neighbours. He has provided a professional assessment of the proposal.</p>	<p>7/5/24 - noted</p>			

03/04/24)					
Neighbour A notes there has been no contact from any representative of the new landowner (Neighbour A: email 03/04/24)	Tilhill is employed to represent the landowner.	7/5/24 - noted			
Neighbour asks for evidence of changes made to design in response to comments (Neighbour A: email 03/04/24).	Neighbours will shortly receive a map which will explain these changes once the application is on the Public Register, where the design will be available for all to comment.	7/5/24 - noted			
Neighbour A states that Tilhill's consultation webpage is a 'clear attempt to seek support of the woodland proposal should be discarded and removed from the case history' because, 'the limited information misrepresents facts and misleads those who access this information.' (Neighbour A: email	All surveys and the issues log are available on our website to increase transparency and engagement with the application process.	7/5/24 - noted			

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03/04/24)					
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