

<b>Cultural Heritage</b>	Archaeology	<p>A survey has been commissioned to identify historic landscape features and artefacts. A desk-based assessment will access all suitable, readily available sources to present an accurate picture of the archaeology and historical development of the proposed site. Initial investigation indicates there are around 23 heritage assets recorded within the property boundary, although these predominantly relate to agricultural exploitation of the landscape for farming. The desk-based survey will be complimented by a detailed archaeological walkover survey aimed at identifying previously undiscovered heritage assets. The report produced will provide recommendations on how to mitigate the impact on the historic environment in relation to the design of the woodland.</p> <p>All work will be completed in adherence to the UK Forestry Standard and to standards outlined in Chartered Institute for Archaeologists (Cifa) Standards and Guidance for historic environment desk-based assessment (Cifa 2014).</p> <p>A Scheduled Monument (Car Stone, standing stone NE of Milton Farm - SM1512) is present with the property. The monument is a Prehistoric ritual and funerary: standing stone. Historic Environment Scotland have been consulted and advice given over its protection will be followed. It is anticipated that this means that an unplanted buffer (minimum 20m) is applied to prevent any damage. The extent of this buffer will be pegged out on the ground and mapped, any further mitigation methods provided by Historic Environment Scotland or detailed in the archaeological report will be followed. There is no direct public access to the stone. It is assumed that anyone visiting the site will have accessed the site via Drumchar or Milton Farm. Access to the site will be retained with an informal path from the proposed new road.</p>
	Sporting	Historically the property operated as a sporting estate (driven grouse, Red and Roe deer stalking and driven game birds) and this will be revived meaning open ground being retained on the upper margins and the lower slopes.
<b>Soil</b>	Soils	A soil survey is being carried out which will be used to inform the ecological site classification, species choice and cultivation technique. Areas of deep peat (>50cm) are being mapped and will be not be planted.
<b>Biodiversity</b>	Breeding birds	RSPB and the Local Raptor Study Group have been contacted for an information request. A survey will be carried out to assess the site's breeding bird population and mitigation methods applied as appropriate. Any new deer fences will be marked to prevent bird strike if deemed necessary.
	Protected species	Protected species surveys will be carried out, focused where habitat is deemed suitable for red squirrel, badger and otter. Mitigation methods will be applied to protect any species found.
	Ground vegetation	A survey has been commissioned to assess the vegetation cover on the property. Initially the site has been stratified using high quality aerial imagery into broad vegetation types. Ground checks will be carried out to clarify and further categorise the vegetation according to Phase 1 and NVC protocols..
	Deer	The estate is at the edge of the red deer open range and any impact on the dynamics of the population and woodland establishment will be assessed. It is likely that a deer fence will be required to protect vulnerable conifer species and broadleaves. The exact line will be determined as the design of the scheme develops.
<b>Landscape</b>	External	A landscape and visual impact assessment (LVIA) will be carried out. This will provide a description of proposals and the current landscape, a visual assessment of current landscape character and identification and assessment of potential landscape and visual impacts of woodland creation proposals. This will be done from viewpoints agreed with Forestry Commission Scotland. The design will be discussed with Forestry Commission Scotland's Landscape and Culture Adviser
	Internal	Key internal view points looking out from the property will be retained. This will be focused around the buildings and on the core path.
<b>Material Assets</b>	Estate buildings	Sympathetic planting around the estate buildings will be carried out as buildings will be renovated for letting.