

Agenda Item	6.6
Report No	PLS/51/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 6 August 2026

Report Title: 25/03904/PIP: Mr A Vastano
Land 40M NE of Craigmount
Dunachton Road
Kincraig

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of house

Ward: 20 - Badenoch and Strathspey

Development category: Local Development

Reason referred to Committee: Elected Member Referral

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **REFUSE** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission in principle is sought for the erection of a house at Dunachton Road, Kincaig.
- 1.2 Access to the site would utilise an existing dropped kerb on Dunachton Road.
- 1.3 Pre Application Consultation: Local pre-application advice sought and provided in June 2025. This advised that an application for housing on the site would be contrary to the Development Plan and would not be supported.
- 1.4 Supporting Information: Tree Constraints Plan, Tree Protection Plan, Tree Survey, Private Access Checklist, Supporting Statement, Supplementary Statement.
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is located within and to the southwestern side of the settlement boundary of the village of Kincaig, within an established residential area. The site is within an area recorded in the Native Woodland Survey of Scotland as mature upland birchwood of very high nativeness and semi-naturalness and recorded in the Ancient Woodland Inventory as Ancient semi-natural origin woodland (ASNO1750).
- 2.2 The site forms part of a wider residential development that was granted planning permission in 1990 (BS/1990/204). To the northeast, east, south and southwest of the site, there are houses. To the west of the site is the B9152 and beyond that the A9(T). Land to the south is wooded.

3. PLANNING HISTORY

- | | | | |
|-----|------------|---|--------------------|
| 3.1 | 13.12.1990 | BS/1990/204 Formation of 19 residential house plots as an extension to an existing residential scheme at Kincaig (as amended to 10 plots by condition 2 attaching to this permission) | Permission Granted |
| 3.2 | 18.12.1991 | 91/302/ARM Subdivision of land into 10 house plots, formation of access road, footpaths | Permission Granted |
| 3.3 | 15.11.2021 | 20/03958/PIP Erection of house | Refused |
| 3.4 | 27.06.2025 | 24/04337/PREAPP Erection of house | |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 30 October 2025
Representation deadline: 19 November 2025
- 4.2 Timeous representations: 2 (2no. households)

- 4.3 Late representations: 10 (10no. households)
- 4.4 Kincaig & Vicinity Community Council commented on the application. However, they are not a statutory consultee and did not request to be made a statutory consultee for this application. Therefore, their comment is considered a public comment (as outlined in Planning Circular 3/2022 Development Management Procedures and The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013).
- 4.5 Material considerations raised are summarised as follows:
- a) Support for a permanent dwelling in this location;
 - b) Site located within an established residential area;
 - c) Existing infrastructure in place, including dropped kerb and available services;
 - d) Previous planning permission supports the principle of development;
 - e) Proposal contributes toward addressing local housing shortage, in the context of a wider housing emergency; and
 - f) Limited environmental impact, with trees on site of low significance.
- 4.6 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

5. CONSULTATIONS

- 5.1 **Developer Contributions Officer:** Developer contributions are required for this site. Details can be found in paragraph 8.33.
- 5.2 **HQ Forestry:** Objects to the proposed development.

The site is mature birch woodland which sits between two existing residential properties to the south-west side of Kincaig. There are a number of very large birch stumps which appear to have been felled in recent years, judging by the discolouration of the stumps. An aerial photograph from April 2023 shows the site as completely woodland.

The site is within an area recorded in the Native Woodland Survey of Scotland as mature upland birchwood of very high nativeness and semi-naturalness. The combination of high nativeness and semi-naturalness can indicate that a woodland has high biodiversity value. The site is also within an area of woodland which is recorded in the Ancient Woodland Inventory as Ancient semi-natural origin woodland (ASNO1750).

NPF4 Policy 6 a) notes: - "Development proposals that enhance, expand and improve woodland and tree cover will be supported".

NPF4 Policy 6 b) notes that "Development proposals will not be supported where they will result in: i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition; ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value... iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy."

NPF4 Policy 6 c) notes that “Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered”.

The Scottish Government’s policy on the Control of Woodland Removal (CoWR) notes that – “There will be a strong presumption against removing the following types of woodland: ancient semi-natural woodland; woodland integral to the value of designated or special sites (Special Areas of Conservation {SACs}; Special Protection Areas {SPAs}; Sites of Special Scientific Interest {SSSIs}; Ramsar sites; National Nature Reserves {NNRs}; areas supporting priority habitats and species listed in the UK Biodiversity Action Plan; Scheduled Monuments; National Scenic Areas; and woodlands listed within the Inventory of Gardens and Designed Landscapes); woodlands critical to water catchment management or erosion control; or woodlands listed as ‘Plantations on Ancient Woodland Sites’ (PAWS).”

Section 4.3 (Woodlands) of Policy 4 of the Cairngorms National Park Local Development Plan (2021) notes that – “Woodland removal for development will only be permitted where it complies with the Scottish Government’s Policy on the Control of Woodland Removal and where removal of the woodland would achieve clearly defined additional public benefits”.

There will be a strong presumption against removal of ancient semi-natural woodland, including sites in the Ancient Woodland Inventory, which is considered to be an irreplaceable resource. Only in exceptional circumstances will loss of ancient seminatural woodland be permitted:

- a) where the developer can clearly demonstrate that the need and justification for the development outweighs the local, national, or international contribution of the woodland; or
- b) where it can be clearly demonstrated that the ancient semi-natural woodland site has low ecological value.

Where removal of ancient semi-natural woodland is deemed acceptable, compensation for such loss (involving the planting of native species) will be mandatory.

The proposals would require removal of category 1a Ancient Woodland, so the application does not accord with NPF4 Policies 6 a), 6 b)ii and 6 c).

5.3 **Cairngorms National Park Authority:** No call-in required.

5.4 **Scottish Water:** No objection. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

6.2 **National Planning Framework 4 (2023) (NPF4)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 6 - Forestry, Woodland and Trees
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes

6.3 CNPA Local Development Plan (2021)

1 - New Housing Development
3 - Design and Placemaking
4 - Natural Heritage
10 - Resources
11 - Developer Contributions

6.4 Cairngorms National Park Guidance

1 - New Housing Development, Non-statutory Guidance
3 - Sustainable Design, Non-statutory Guidance
4 - Natural Heritage, Supplementary Guidance
10 - Resources, Non-statutory Guidance
11 - Developer Contributions, Supplementary Guidance

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government's Policy on Control of Woodland Removal

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) planning history
- c) siting
- d) trees
- e) roads and services
- f) any other material considerations

Development plan/other planning policy

- 8.4 The proposal requires to be assessed against the adopted National Planning Framework 4 (NPF4) and Cairngorms National Park Local Development Plan (CNPLDP).
- 8.5 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.
- 8.6 NPF4 Policies 6 (Forestry, Woodland and Trees) and 14 (Design Quality and Place) form key policy considerations for determining this proposal and are discussed below.
- 8.7 CNPLDP Policy 1 (New Housing Development) part 1.1 refers to housing delivery within settlements. It states that proposals for housing will be supported where they are located: on an identified allocated site; or within an identified settlement boundary. All proposals for housing will need to: meet the requirements for the settlement as outlined in the community information section; and reinforce and enhance the character of the settlement.
- 8.8 CNPLDP Policy 3 (Design and Placemaking) requires, amongst other things, proposals to demonstrate sensitive siting and design that respect the traditional pattern and character of the area as well as the amenity of neighbours. Policy 3 Design and Placemaking Non-statutory Planning Guidance identifies that new house proposals should be:
- sympathetic to the traditional pattern and character of the surrounding area; and
 - create opportunities for further biodiversity and promote ecological interest.
- 8.9 CNPLDP Policy 4 (Natural Heritage) identifies at part 4.3 that woodland removal for development will only be permitted where it complies with the Scottish Government's Policy on the Control of Woodland Removal and where removal of the woodland would achieve clearly defined additional public benefits. The site is located in an area of ancient semi-natural origin woodland. It would not create opportunities for further biodiversity and promote ecological interest through its removal of woodland. Accordingly, the proposal is not considered to be supported by the CNPLDP Policy 4.
- 8.10 CNPLDP Policy 10 (Resources) states that a connection to the public water and waste mains should be secured where possible.

Planning History

- 8.11 The Planning history of the site is material to the consideration of the current proposal. A detailed search of the historical records for the wider area was undertaken for a nearby application (20/03958/PIP).
- 8.12 The key information relates to: Original Planning Permission [for the wider site] was a Committee decision of 13 December 1990:
- BS/1990/204 – Formation of 19 residential house plots as an extension to an existing residential scheme at Kincaig (as amended to 10 plots by Condition 2 attaching to this permission).
- 8.13 This approval established the principle of development at the wider site. Further Reserved Matters applications (the previous form of the now Matters Specified in Conditions applications) would have had to have been applied for within a 3-year period. Such a Reserved Matters approval would then have had 2 years within which to have been implemented.
- 8.14 Further Reserved Matters Application – 91/302/ARM subdivision of land into 10 house plots, formation of access road, footpaths. Approved 18 December 1991, which was approved subject to a Section 50 legal agreement (now Section 75). There were then variations to this permission for amended road layout and amended plot boundaries (10.02.94, 04.07.94).
- 8.15 There has been no subsequent application on this plot until the current application 25/03904/PIP.
- 8.16 The 1990 and 1991 applications established the principle, and then the detail, of building out 10 plots with roads. At that time, the Approval of Reserved Matters permission lasted for two years from the last date that the reserved matters were approved, or, three years from the date that outline planning permission was approved – whichever date is the later. Accordingly, it is considered that Reserved Matters permission (91/302/ARM) expired on 18.12.1993.
- 8.17 There were a number of further Outline, Reserved Matters, and Full applications during this time (1990-2003) for individual plots for other houses within the wider area. In addition, there appear to have been plot amalgamations and garden subdivisions, with resultant houses within the original area (BS/1990/204), which were subject to Full, rather than Reserved Matters applications. The Planning history is therefore complex.
- 8.18 The most recent case in the wider area is planning application 20/03958/PIP, for the erection of a house at Plot 7 Dunachton Road (on land approximately 140m southeast of the current application). This was refused planning permission for similar reasons to the current proposal. Planning application 20/03958/PIP sought the erection of a house within an area of ancient semi-natural woodland, where there is strong policy protection and a presumption against development. In that instance, it was concluded that no exceptional circumstances had been demonstrated to justify the loss or fragmentation of woodland habitat, nor had it been shown that the area was of low ecological value. The proposal was therefore considered contrary to both

local and national policy protecting ancient woodland. This previous decision is directly relevant to the current application, as it refused a house within ancient woodland in the absence of a clear and overriding justification.

Siting

- 8.19 NPF4 Policy 14 (Design, Quality and Place) supports development proposals which are consistent with the 6 qualities of successful places – healthy, pleasant, connected, sustainable and adaptable, and does not support development proposals which are poorly designed or detrimental to the amenity of the surrounding area. CNPLDP Policy 3 (Design and Placemaking) requires development to be sympathetic to the traditional pattern and character of the area, while also supporting innovation, minimising climate impacts, and using materials and landscaping to complement the local context. It also requires proposals to create opportunities for biodiversity enhancement.
- 8.20 While the site lies within the defined settlement boundary of Kincraig, the principle of development must still demonstrate a high standard of sensitive siting and design that respects local character. In this instance, the introduction of a house within an area of ancient semi-natural woodland would fail to preserve, and would in fact erode, the distinctive landscape character that defines the southern part of the village. This woodland, identified in the Ancient Woodland Inventory, makes a significant contribution to the setting, sense of place, and ecological value of the area. The adverse impact on an important area of ancient woodland, and the failure to respect the established character and environmental qualities of the area, means that the proposal is not considered to accord with NPF4 Policy 14 or CNPLDP Policy 3.

Trees

- 8.21 A tree survey schedule, tree constraints plan and tree protection plan have been submitted in support of the application.
- 8.22 CNPLDP Policy 4 (Natural Heritage) identifies at part 4.3, that woodland removal for development will only be permitted where it complies with the Scottish Government's Policy on the Control of Woodland Removal and where removal of the woodland would achieve clearly defined additional public benefits.
- 8.23 Furthermore, it has a strong presumption against removal of ancient semi-natural woodland, including sites in the Ancient Woodland Inventory, which is considered to be an irreplaceable resource. Only in exceptional circumstances will loss of ancient seminatural woodland be permitted:
- a) where the developer can clearly demonstrate that the need and justification for the development outweighs the local, national, or international contribution of the woodland; or
 - b) where it can be clearly demonstrated that the ancient semi-natural woodland site has low ecological value.

Where removal of ancient semi-natural woodland is deemed acceptable, compensation for such loss (involving the planting of native species) will be mandatory.

- 8.24 NPF4 Policy 6 (Forestry, Woodland and Trees) aims to protect and expand forests, woodland and trees. Part (a) states that development proposals that enhance, expand and improve woodland and tree cover will be supported. Part (b) states that development proposals will not be supported where they will result in i. any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition; and ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value. Part (c) states that development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.
- 8.25 The Scottish Government's Policy on the Control of Woodland Removal (CoWR), establishes, as its first guiding principle, a strong presumption in favour of protecting Scotland's woodland resources. The Policy sets out criteria under which woodland removal may be considered acceptable; however, the proposed development does not meet any of these criteria. While compensatory planting has been proposed, this is not considered applicable in this instance, as the proposal fails to comply with the fundamental first principle of the CoWR.
- 8.26 The proposed development site is within an area recorded in the Native Woodland Survey of Scotland as mature upland birchwood of very high nativeness and semi-naturalness. The combination of high nativeness and semi-naturalness can indicate that a woodland has high biodiversity value. The site is also within an area of woodland which is recorded in the Ancient Woodland Inventory as Ancient semi-natural origin woodland (ASNO1750).
- 8.27 Information provided in support of the application states that the proposed house is located in a natural clearing. However, the Council's Forestry Officer has advised that the clearing has largely been created by the removal of several large birch trees. The supporting information also states that the trees on site are poor quality. The Council's Forestry Officer has advised that this indicates that a number of trees on site are mature, which is characteristic of, and to be expected in an ancient woodland.
- 8.28 The site of the proposed house is fully within the birch woodland and the proposed driveway, car parking and turning area, amenity garden ground and drainage would require removal of a significant number of individual trees as well as loss of woodland floor in areas where trees have previously been removed.
- 8.29 Development of the site for a house would not complement the sensitive woodland setting of the village, but instead it would come at the expense of woodland. As a result, the proposal would not ensure the quality of the surrounding woodland and sensitive valuable habitats would be compromised by the loss of woodland listed in the Ancient Woodland Inventory.
- 8.30 No exceptional circumstances have been demonstrated which show a need or justification for developing a house site within the woodland that outweighs the local, national, or international contribution of the woodland; and furthermore, it has not been demonstrated that the ancient woodland has low ecological value. Accordingly,

it is not considered that the proposal merits an exception to Policy 4 Natural Heritage (at 4.3) of the CNP LDP 2021.

- 8.31 It is also considered that the proposal does not accord with NPF4 Policy 6 (Forestry, Woodland and Trees) parts (a), (b) parts (i) and (ii) or (c). Therefore, the proposal does not accord with the Development Plan in this regard. The proposal also does not accord with the Scottish Government's Policy on the Control of Woodland Removal, which notes that there will be string presumption against removing ancient semi-natural woodland.

Roads and Services

- 8.32 It is considered likely that a connection to both the public water and wastewater mains are achievable. The site can be accessed from the existing Dunachton Road. A Road Construction Consent (RCC) would be required from the Roads Authority prior to formation of any access.

Other material considerations

- 8.31 Representations highlight concerns regarding local housing shortages within the broader context of a recognised housing emergency. In June 2024 the Highland Council declared a 'Highland Housing Challenge', highlighting the need to increase housing delivery across the region. While sites within settlement boundaries can make a valuable contribution toward meeting this need, proposals must still accord with the Development Plan.

Non-material considerations

- 8.32 Some of the representations received state that the applicants are local residents who operate a local business. This is not a material planning consideration.

Matters to be secured by Upfront Payment

- 8.33 All planning applications in the Cairngorms National Park are assessed against CNPLDP Policy 11: Developer Contributions. For the Highland area of the park the Highland Council's Developer Contributions Supplementary Guidance (DCSG) is also used to determine such requirements. The DCSG requires all scales of residential development to make proportionate contributions towards services and infrastructure in areas of identified need. For the proposed development, if planning permission were to be granted, the developer contribution requirements would be an affordable housing contribution of £1,850. There are no school capacity constraints or other infrastructure needs for which a developer contribution would be required.
- 8.34 The applicant would have 28 days from the date that the Council send the invoice for developer contributions to be paid to make a payment of the developer contributions set out in this report. Should a payment not be made with 28 days, the application would be refused under delegated powers unless there is written agreement for an extension.

9. CONCLUSION

- 9.1 The proposed development is for the erection of a house within the settlement boundary of Kincaig. The site comprises ancient semi-natural origin woodland which is afforded a high level of protection under national and local planning policy. It has been assessed against the relevant provisions of the Development Plan, and it is considered to not demonstrate compliance with key policies relating to Placemaking and Woodlands.
- 9.2 Proposals must be assessed on current Development Plan policies. In this respect, the Development Plan applicable to this site consists of National Planning Framework 4 (NPF4) (2023), and the Cairngorms National Park Authority Local Development Plan (2021).
- 9.3 Policy requirements in relation to woodland removal have strengthened in recent years. The Scottish Government's Policy on Control of Woodland Removal, National Planning Framework 4 (NPF4), and the Cairngorms National Park Authority Local Development Plan, all establish a strong presumption against the loss of woodland, particularly ancient woodland, unless exceptional circumstances can be demonstrated and supported by clear and overriding justification.
- 9.4 In this case, the justification for woodland removal relates solely to the provision of a single residential plot. This is not considered to represent a sufficient or overriding need to outweigh the significant policy protection afforded to ancient woodland.
- 9.5 The site has a complex planning history as set out in paras. 8.11 – 8.18 above, and the Planning Authority has to take this into account as a material consideration in its assessment of the proposal. However, it is not considered that any weight can be given to this that would outweigh the significant presumption against development as set out in the Development Plan. This is especially so due to the substantial period of time (over 30 years) that has elapsed since earlier development, and the adoption of stronger environmental protection planning policies that have evolved since then.
- 9.6 Accordingly, while the site may initially appear potentially suitable for development, the proposal is not considered to comply with the Development Plan when read as a whole. On this basis, and having regard to the absence of compelling justification, the application is recommended for refusal.
- 9.7 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

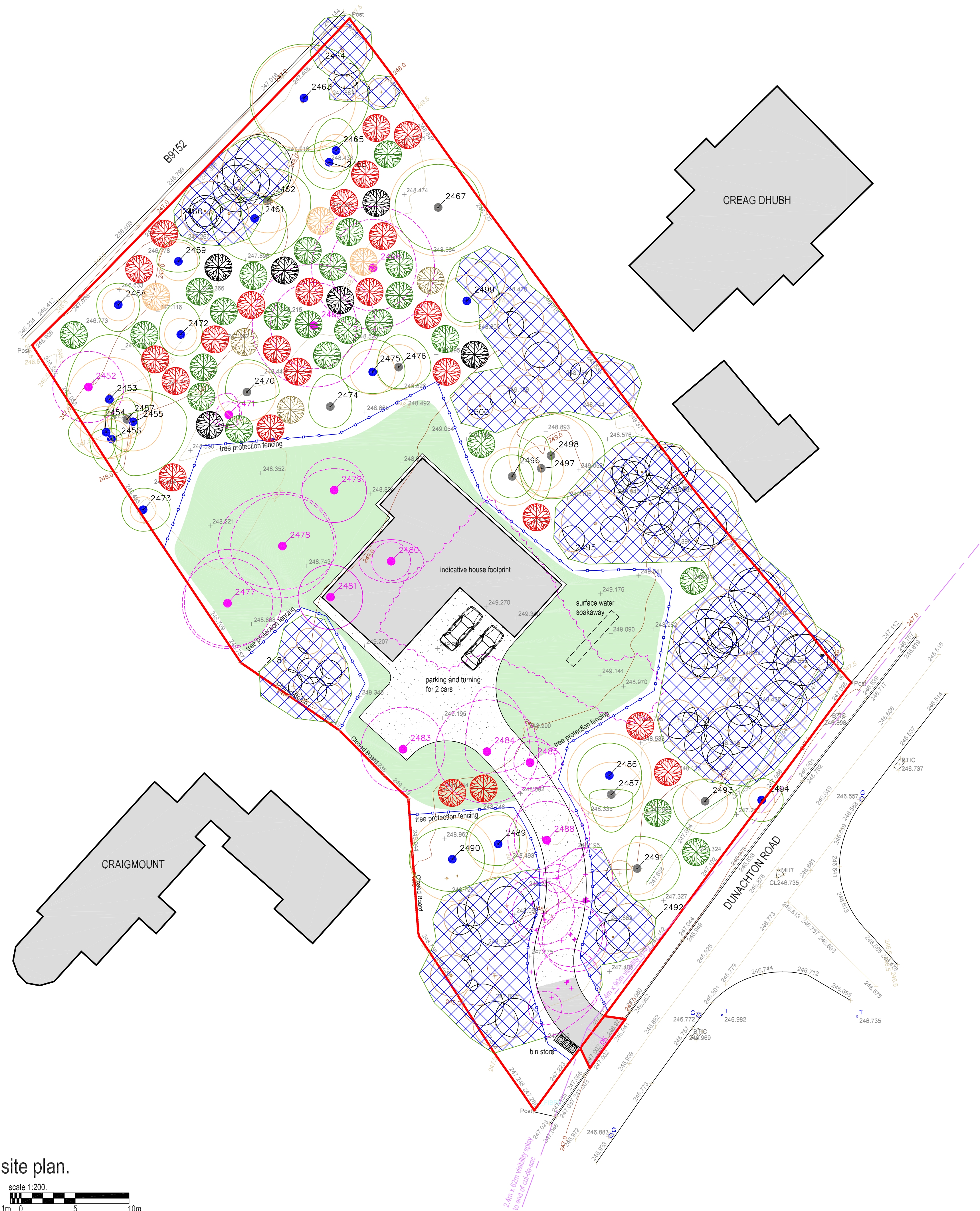
Subject to the above actions, it is recommended to **REFUSE** the application for the following reasons:

1. The application is contrary to National Planning Framework 4 Policy 14 (Design Quality and Place) and Cairngorms National Park Local Development Plan Policy 3 (Design and Placemaking). The introduction of a house within an area of ancient semi-natural origin woodland would fail to preserve and would erode the distinctive landscape character that defines the southern part of Kinraig. This woodland, identified in the Ancient Woodland Inventory, makes a significant contribution to the setting, sense of place, and ecological value of the area. The adverse impact on an important area of ancient woodland, and the failure to respect the established character and environmental qualities of the area, means that the proposal does not accord with the Development Plan.
2. The application is contrary to National Planning Framework 4 Policy 6 (Forestry, Woodland and Trees) parts (a), (b) (i) and (ii) or (c); Cairngorms National Park Local Development Plan Policy 4 (Natural Heritage) part 4.3; and The Scottish Government's Policy on the Control of Woodland Removal, as it is located within an area of ancient semi-natural origin woodland. No exceptional circumstances have been demonstrated which show a need or justification for developing a house site within the woodland that outweighs the local, national, or international contribution of the woodland, and furthermore, it has not been demonstrated that the ancient woodland has low ecological value. Therefore, the proposal does not accord with the Development Plan.

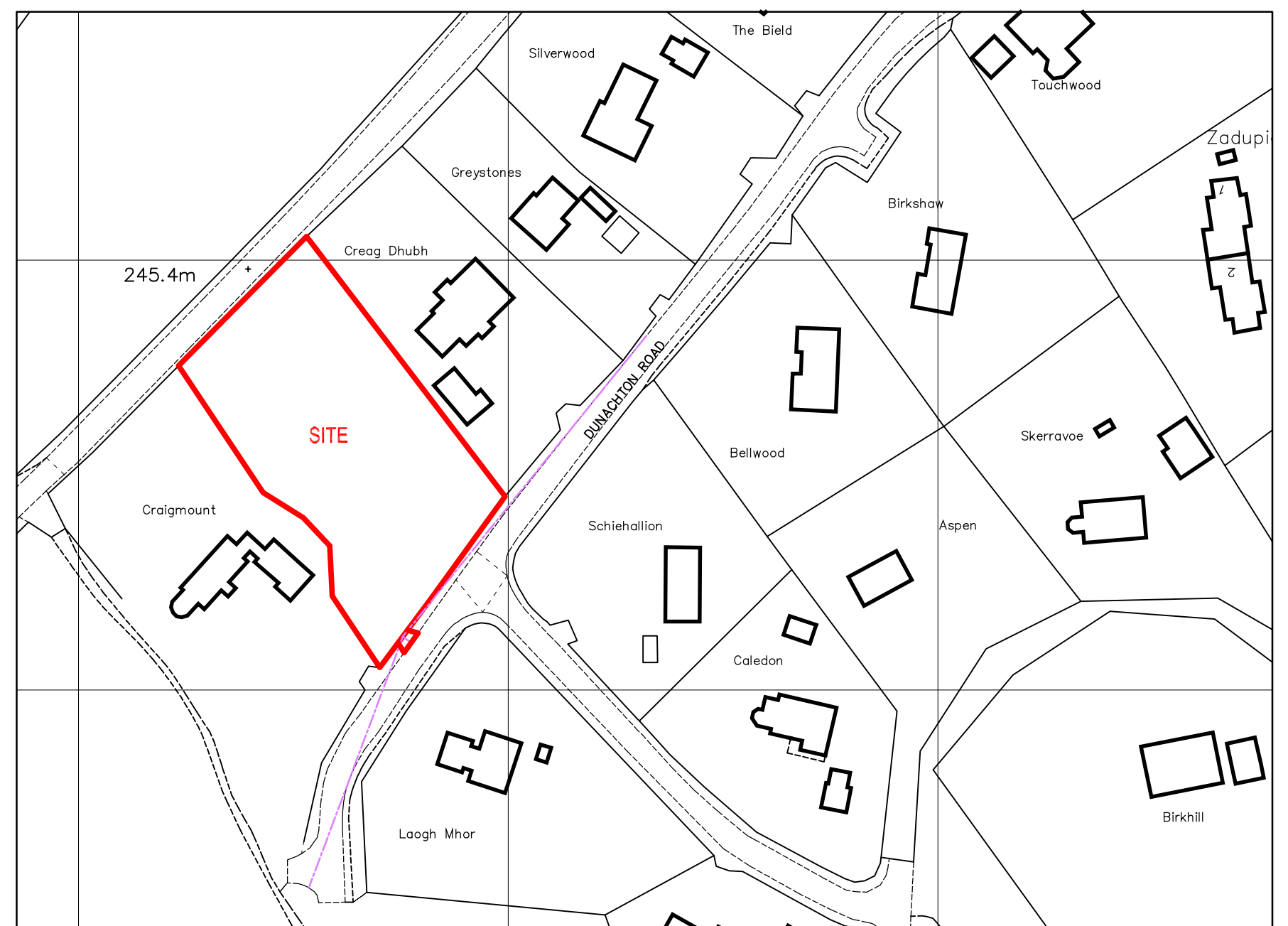
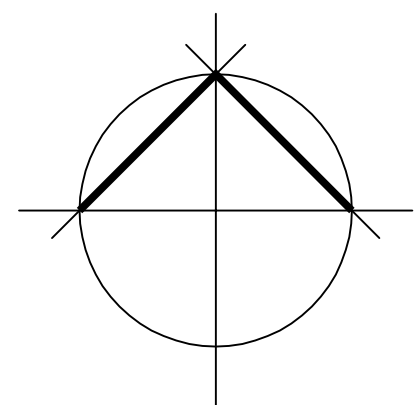
REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Signature: Bob Robertson
Designation: (Acting) Planning Manager South
Author: Julie-Ann Bain
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 01 Location/Site Layout Plan
Plan 2 - 000001 Tree Constraints Plan
Plan 3 - 000002 Tree Protection Plan



site plan.
scale 1:200.
1m 0 5 10m



location plan.
scale 1:1250.
5m 0 5 10 20 30 40 50 100m
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- Landscaping key:
- Existing trees to be retained
 - Existing trees to be removed (28no. in total); nos. 2452, 2468, 2469, 2471, 2477, 2478, 2479, 2481, 2483, 2484, 2485, all recommended for removal; nos. 2480 (fair), 2488 (poor), and 15no. within group 2492 which are recommended to be thinned out
 - New (3no.) Willow tree planting
 - New (6no.) Alder tree planting
 - New (24no.) Downy Birch tree planting
 - New (3no.) Holly tree planting
 - New (24no.) Rowan tree planting
 - Grass / maintained garden
 - Granular driveway/parking
 - Non-porous Tarmac areas

LANDSCAPE PLAN AND MAINTENANCE PROGRAMME

Existing trees retained as indicated on site plan drawing. No trees within the application site shall be cut down, uprooted, topped, lopped (including roots), or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Garden area to be laid to grass and regularly cut, and generally maintained thereafter. New tree planting incorporated as indicated on site plan and as noted below.

PROPOSED PLANTING:

All planting to be carried out in accordance with BS4428.
60no. new trees (1800mm high) to be planted, 3no. Willow, 24no. Downy Birch, 6no. Alder, 3no. Holly, and 24no. Rowan.
New tree planting to be protected against deer, etc. with 1.5metre high 'Tubex', or equal, Tree Shelters.
Planting to be carried out in first planting season following commencement of the development.

MAINTENANCE PROGRAMME:

A 5 year maintenance programme will be implemented and will include:-
- 1m spot application of Glyphosate to the base of each tree to reduce weed competition (at least once per year - June/July).
- Treatment of any noxious/broadleaved weeds using a selective herbicide (at least once per year - June/July).
- Hand weeding and adjustment of tree shelters (at least once per year - June/July).
- Any trees which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

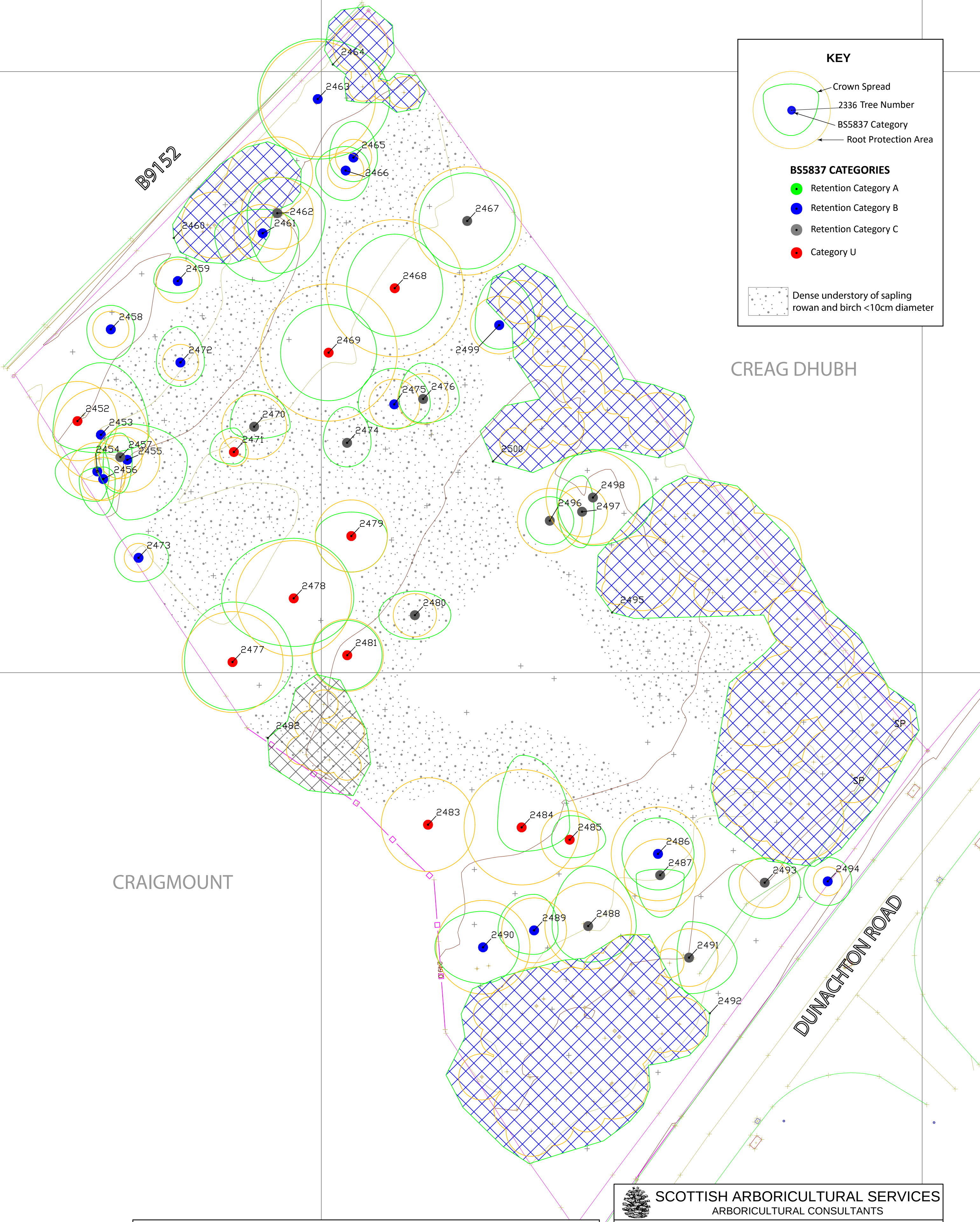


Joiners & Building contractors Tel. (01479) 872818
info@awlaing.co.uk
2 Woodlands Ind. Est., Grantown-on-Spey, PH26 3NA

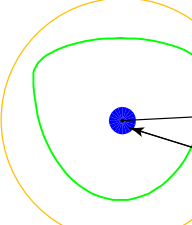
CLIENT Mr Vastano.
PROJECT Proposed new house.
ADDRESS Land at Dunachton Road, Kincaird.
DRAWING Site & location plans.
JOB NO. 2724. **DRG. NO.** 01.
SCALE 1:200, 1:1250. **DATE** September 2025.

REVISION NO.

Written dimensions to be taken in all cases.
Any discrepancies to be reported to the Client/Architect as soon as possible.
Contractor to check all sizes on site.
This drawing is copyright of AW Laing Ltd



KEY

Crown Spread

2336 Tree Number

BS5837 Category

Root Protection Area

BS5837 CATEGORIES

Retention Category A

Retention Category B

Retention Category C

Category U

Dense understory of sapling rowan and birch <10cm diameter

NOTES:

1. THE TREES SURVEYED ARE NOT CURRENTLY PROTECTED BY A TREE PRESERVATION ORDER NOR ARE THEY WITHIN A CONSERVATION AREA.

2. THE PLOT DOES FALL WITHIN AN AREA DESIGNATED AS ANCIENT WOODLAND OF SEMI-NATURAL ORIGIN.

3. THE AREA HAS PREVIOUSLY BEEN ZONED FOR HOUSING AND TWO PROPERTIES (CRAIGMOUNT AND CREAG DHUBH) FLANK THE PLOT ON ITS NORTHEAST AND SOUTHWEST BOUNDARIES.

**SCOTTISH ARBORICULTURAL SERVICES**
ARBORICULTURAL CONSULTANTS

PROJECT:
**PROPOSED HOUSE PLOT
DUNACHTON ROAD KINCRAIG**

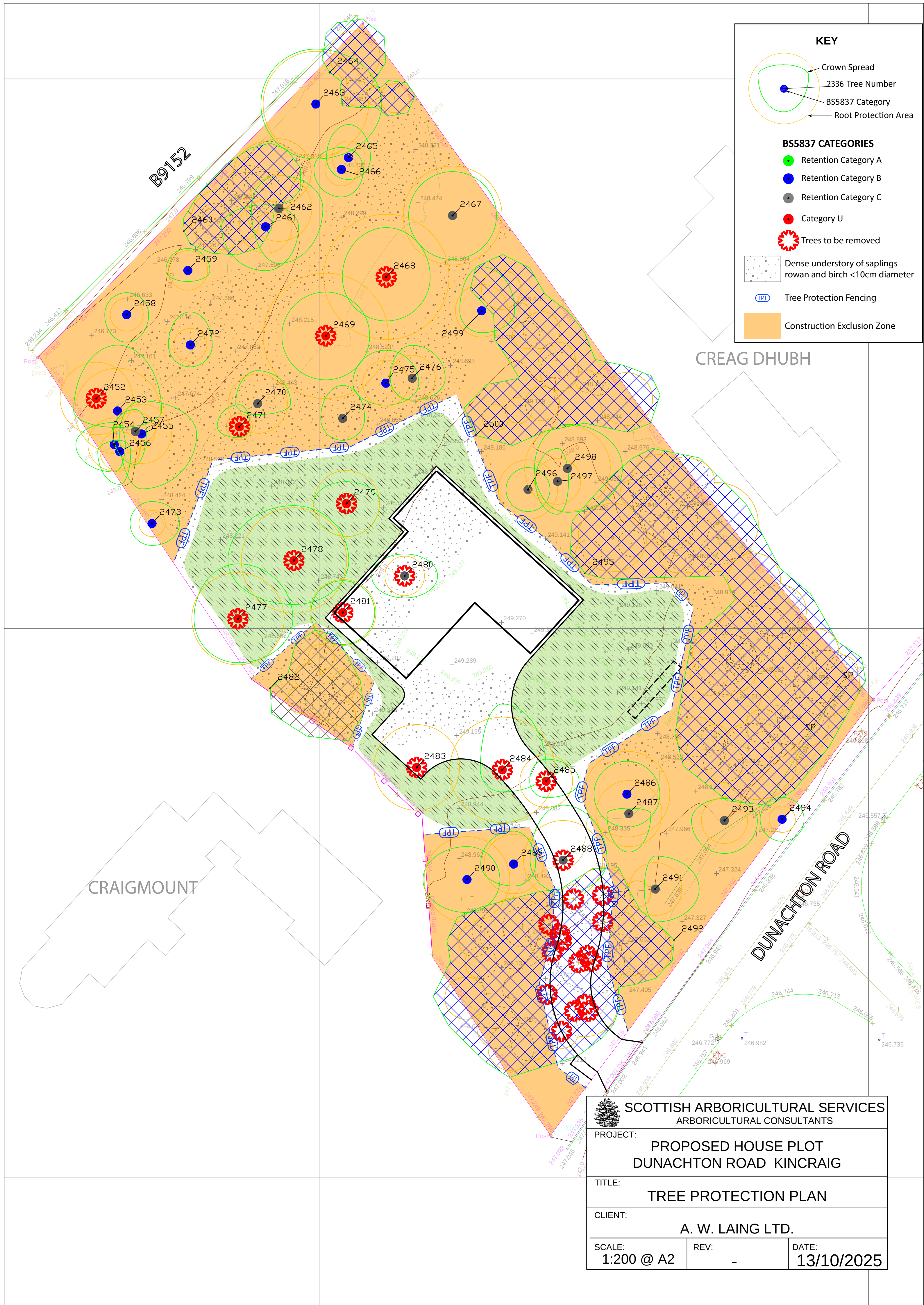
TITLE:
ARBORICULTURAL CONSTRAINTS PLAN

CLIENT:
A. W. LAING LTD.

SCALE:
1:200 @ A2

REV:
-

DATE:
19/08/2025



ARBORICULTURAL METHOD STATEMENT

OBJECTIVE

To protect all trees and underlying soils that have been identified for retention and replanting for the duration of the development process.

TREE PROTECTION MEASURES

The tree protection measures to be adopted will consist of the erection of temporary tree protection fencing. The fencing design will correspond to the British Standard **BS5837** specification and comprise a steel scaffold framework faced with timber sheeting, chain-link fencing, or **Heras**™-type fence panels, or an alternative timber framework to the specification shown. Any proposals for alternative types of fencing must first be approved by the Local Authority planning team.

The fencing will be placed as shown in the **Tree Protection Plan** and will establish **Construction Exclusion Zones**. These zones must be considered out of bounds to all development operations. This includes:

- Vehicular access – traffic/parking
- Personnel access
- Operation of plant
- Laydown of plant/materials
- Mixing of aggregates/mortars – including washings/runoff
- Site cabins/welfare facilities
- Storage/disposal of materials/fuel/waste/spoil, etc.
- Soil stripping/trenching operations

Weatherproof notices must be attached to the tree protection fencing, clearly indicating its purpose (see examples in Figure 1 below). These notices must be affixed between **1 m and 2 m** in height and no more than **7 m apart** on all tree protection fencing.

The fencing must not be removed or altered without the prior approval of the appointed arboricultural advisor or the Planning Authority's Tree Officer.

Protected trees must not be used for providing anchorage or support for fencing, signage, or anything else.

There must be **no open fires** on this site.

Figure 1: Tree Protective Fence Signage



SITE PREPARATION AND PRE-CONSTRUCTION WORKS

Site Setup: No access is permitted to the site until tree surgeons have removed the trees indicated on the Tree Protection Plan, and the tree protection fencing has been installed and signed off as fit for purpose by the project arboricultural consultant.

Site Clearance: All felling operations are to be conducted by insured and qualified tree surgeons. Where trees cannot be conventionally felled, due to the risk of damaging trees identified for retention, they should be sectionally dismantled. All arising materials are to be disposed of off-site.

Stumps may be grubbed out unless their **Root Protection Areas (RPAs)** overlap with those of trees identified for retention—in which case, they must be removed using a stump grinder.

SEQUENCE OF OPERATIONS

If any changes are required to the sequence of operations outlined below, the project's arboricultural advisor and the Local Planning Authority must be notified. Only once all parties agree may any changes be implemented.

1 – Pre-development Stage

- Scheduled tree removals/remedial works (the project arboricultural consultant will clearly mark trees to be removed with paint beforehand).
- Tree protection measures to be installed.
- Installed tree protection measures to be inspected and signed off by the appointed arboricultural advisor.

2 – Development Stage

- This period is subject to **monthly site monitoring visits** by the project arboricultural advisor.
- Ground works and service installation (subject to arboricultural supervision where encroaching on Root Protection Areas).
- Completion of development.
- Tree planting and landscaping works (where required).
- Site inspection and sign-off by the project arboricultural advisor.

3 – Post-development Stage

- Removal of protective fencing.

MONITORING AND SUPERVISION

The project arboricultural consultant will oversee the work and monitor tree protection on site.

Site Inspections

Arboricultural monitoring will consist of regular site inspections, carried out at a frequency of **one per month** (or as otherwise agreed in writing by the Planning Authority). The inspections will include:

- **Pre-construction inspection** – to ensure tree protection measures are in place before any development work proceeds
- **Periodic inspections** – during construction to ensure compliance with the Method Statement and Tree Protection Plan, and to answer any queries that may arise on site
- **Final inspection** – upon completion of all construction works to confirm no damage has occurred

Inspection findings will be reported to the site manager and the Planning Authority.

Contingency Plans

Any unexpected situations that may arise during construction (e.g. accidental damage, unforeseen site conditions) that have the potential to harm trees or diminish their protection must be reported immediately to the project arboricultural consultant.

The arboricultural consultant will assess the situation and formulate a suitable plan of action. They will inform the Planning Authority of the issue and the proposed mitigation plan. **Work may only proceed after planning approval** is received.

BS5837 Tree Protection Fence Specification

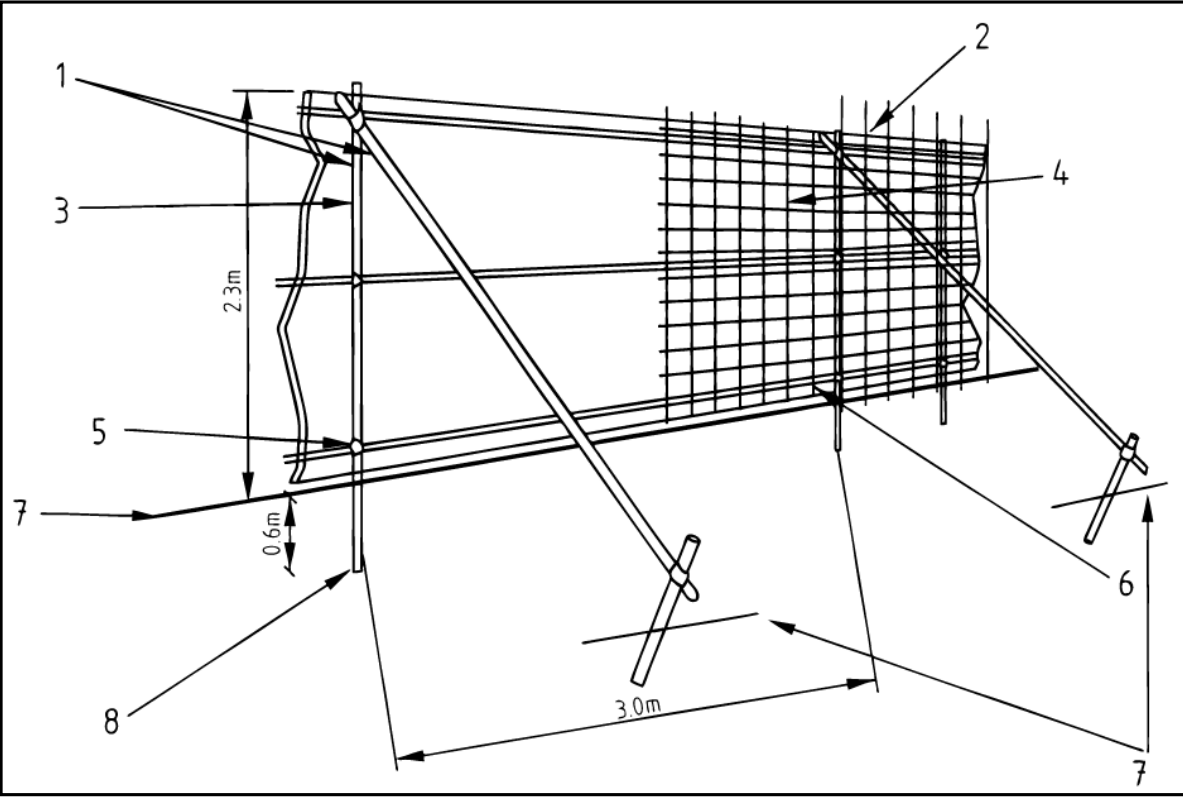


Figure 1 Protective Barrier compliant with BS5837. – 1 = Standard scaffold poles, 2 = Uprights to be driven into the ground, 3 = Panels secured to uprights with wire ties and where necessary standard scaffold clamps, 4 = Weldmesh or 3/4" plywood wired/clamped to uprights and horizontals, 5 = Standard clamps, 6 = Wire twisted and secured on inside face to avoid dismantling, 7 = ground level, 8 = Approx. 0.6m driven into ground.

Generally accepted alternative using timber instead of scaffolding.

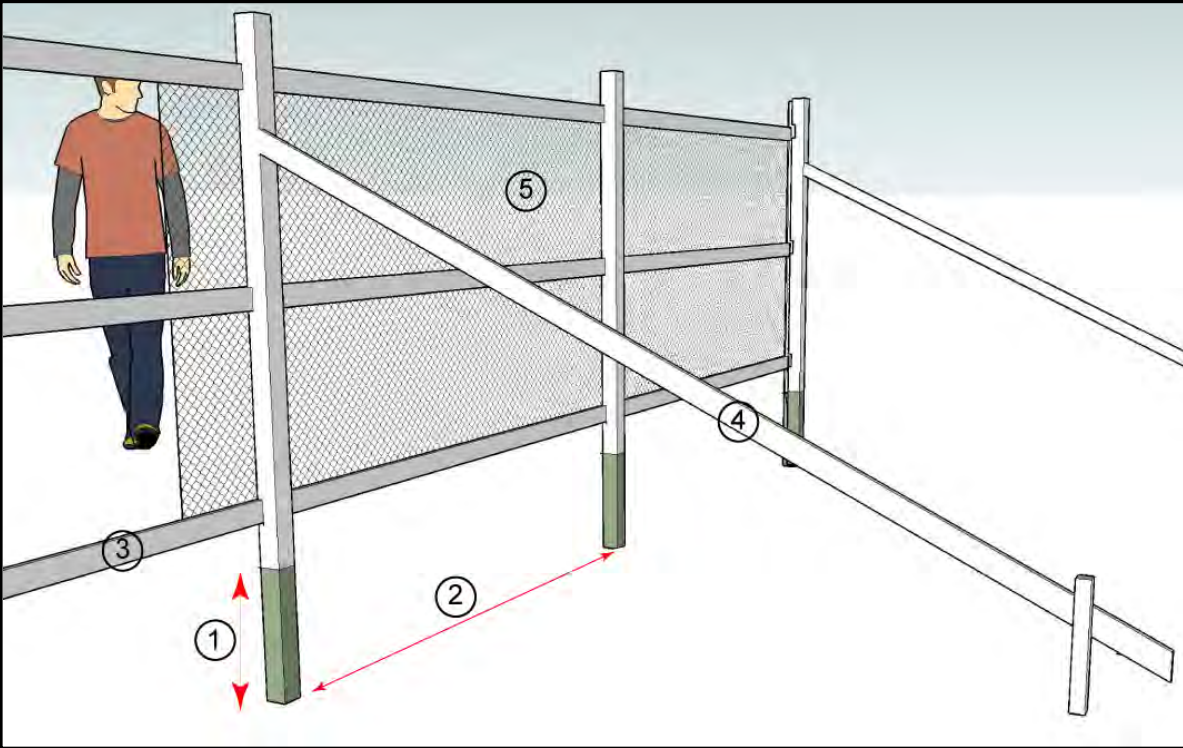


Figure 2: Alternative Tree Protective Barrier (Timber) – 1: 100mm square treated timber posts driven approximately 0.6m into ground with 2.3m above ground. 2: Distance between uprights to be no greater than 3m. 3: Rails to be at least 25mm x 100mm in cross section and securely attached to uprights at centres of 0.2m, 1.1m and 2m above ground level respectively. 4: Timber bracing to be added at least every 6m of the fence's length. 5: Heras-type fence panels or 1.8m tall, chain link fencing secured with wire ties every 600mm or galvanised staples at least every 500mm on each rail.