



## MORAY LOCAL REVIEW BODY

28 NOVEMBER 2019

### SUMMARY OF INFORMATION FOR CASE No LR231

**Planning Application 19/00452/APP – Erection of detached dwelling at Kahiwi Wood in relation to management of woodland**

#### **Ward 8 - Forres**

Planning permission was refused under the Statutory Scheme of Delegation by the Appointed Officer on 10 July 2019 on the grounds that:

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies E4, ER2, H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance “Trees and Development” because:

The application would result in the unacceptable change in land use from woodland to residential use causing the loss of woodland resource in this existing woodland location which is part of the National Forest Inventory. The proposal is therefore contrary to the provisions of Policies E4 Trees and Development, ER2 Development in Woodlands, H7 Housing in the Countryside, IMP1 Development Requirements and associated Supplementary Guidance Trees and Development.

Documents considered or prepared by the Appointed Officer in respect of the above planning application are attached as **Appendix 1**.

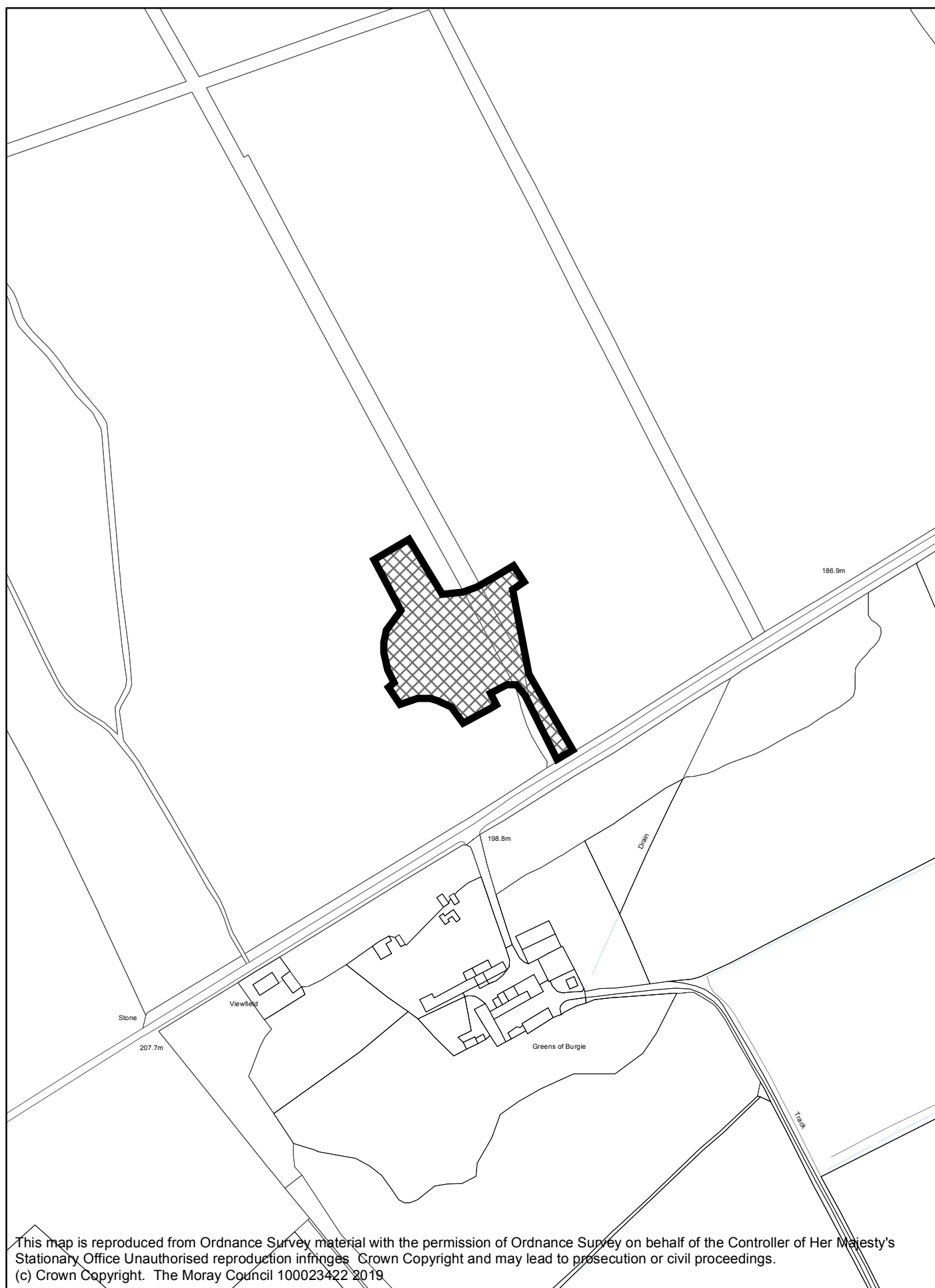
The Notice of the Review, Grounds for Review and any supporting documents submitted by the Applicant are attached as **Appendix 2**.

No Further Representations were received in response to the Notice of Review.





# Location plan for Planning Application Reference Number : 19/00452/APP



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# **APPENDIX 1**

## **DOCUMENTS CONSIDERED OR PREPARED BY THE APPOINTED OFFICER**





The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100161867-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of detached dwelling

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Cameron Architectural Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	
Last Name: *	Cameron	Building Number:	57
Telephone Number: *	07792965750	Address 1 (Street): *	Lochalsh Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Inverness
Fax Number:		Country: *	Scotland
		Postcode: *	IV3 8HW
Email Address: *	scott@cameronad.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Ray	Building Number:	57
Last Name: *	McGaan	Address 1 (Street): *	Lochalsh Road
Company/Organisation	c/o Cameron Architectural Design	Address 2:	57
Telephone Number: *		Town/City: *	Inverness
Extension Number:		Country: *	Scotland
Mobile Number:	07792965750	Postcode: *	IV3 8HW
Fax Number:			
Email Address: *	scott@cameronad.com		

## Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

857332

Easting

308924

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

☐ Meeting ☐ Telephone ☒ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Pre-application enquiry reference 18/01503/PE

Title:

Miss

Other title:

First Name:

Joe

Last Name:

Taylor

Correspondence Reference  
Number:

18/01503/PE

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

5014.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Woodland site

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☐

Yes

☒

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

1

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒

Yes

☐

No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

Foul water will discharge to a soakaway via a treatment plant and surface water will discharge to a soakaway also.

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details: \* (Max 500 characters)

Refuse storage for wheelie bins located next to site entrance.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? *	<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto; line-height: 20px;">1</div>	Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.
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### All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \* ☐ Yes ☒ No

### Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \* ☐ Yes ☐ No ☒ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \* ☐ Yes ☒ No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \* ☒ Yes ☐ No

Is any of the land part of an agricultural holding? \* ☐ Yes ☒ No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A



# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Scott Cameron

On behalf of: Mrs Ray McGaan

Date: 22/04/2019

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☒ Yes ☐ No ☐ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

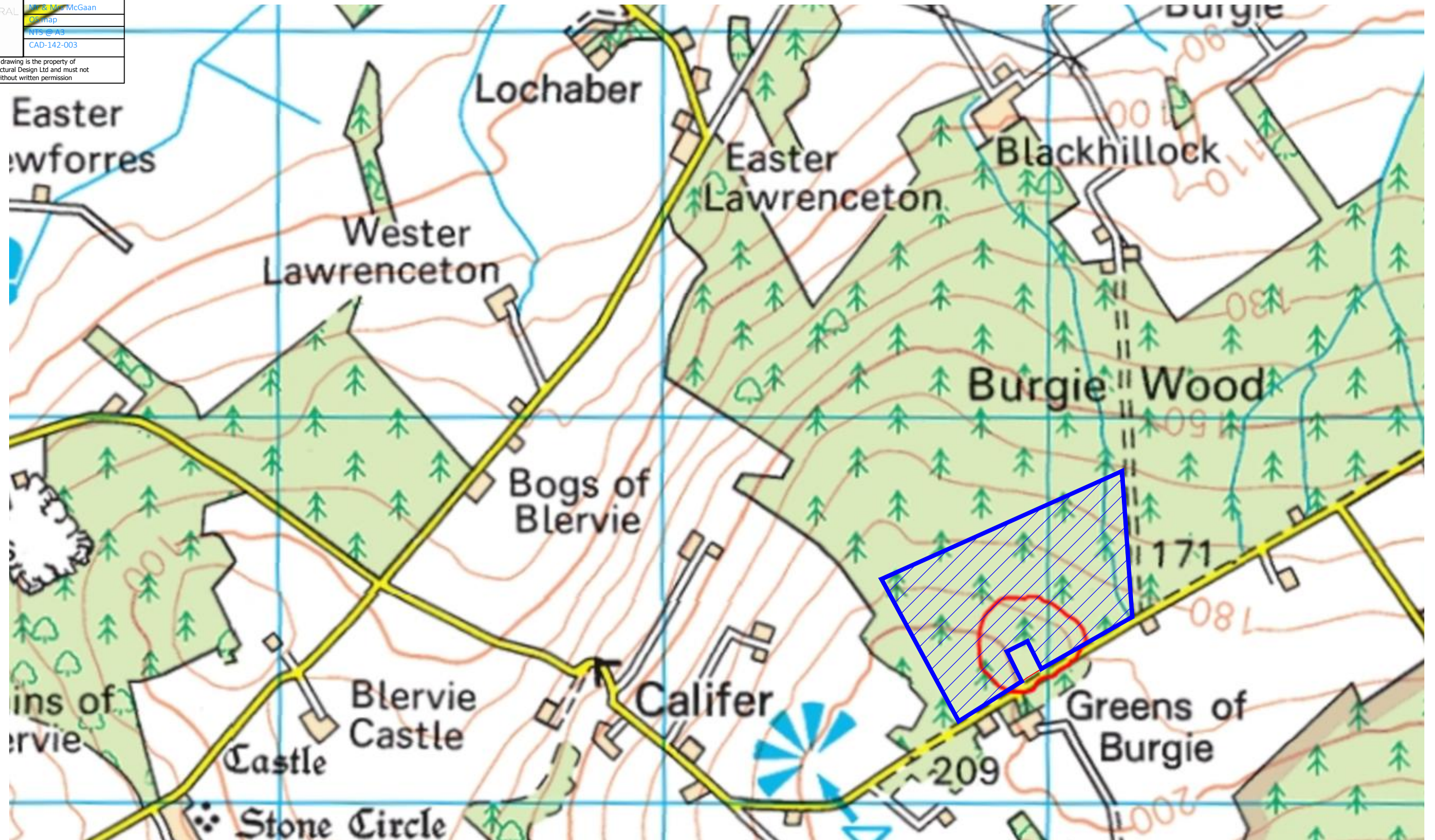
## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

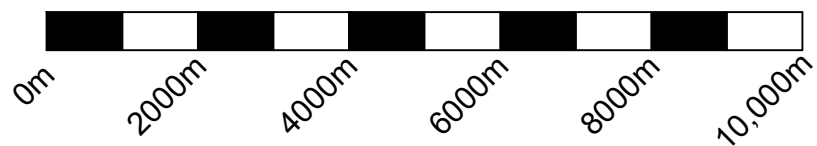
Declaration Name: Mr Scott Cameron

Declaration Date: 22/04/2019





OS map 1:10,000







CAMERON

ARCHITECTURAL

DESIGN

Proposed dwelling at,  
Kahiwi Wood,  
Califer Hill, for  
Mr & Mrs McGaan

Proposals

1:50 / 100 @ A1

CAD-142-005 A

©

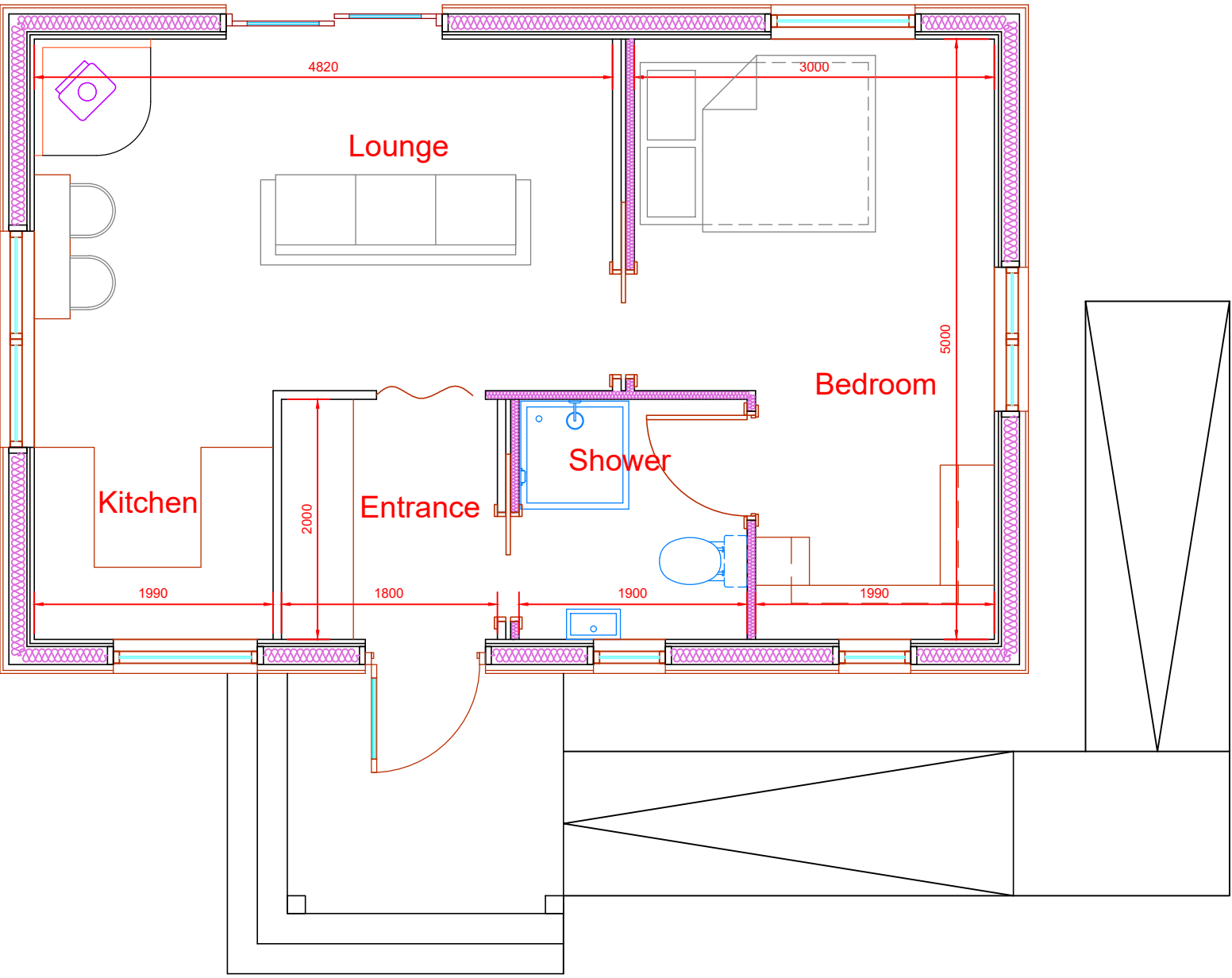
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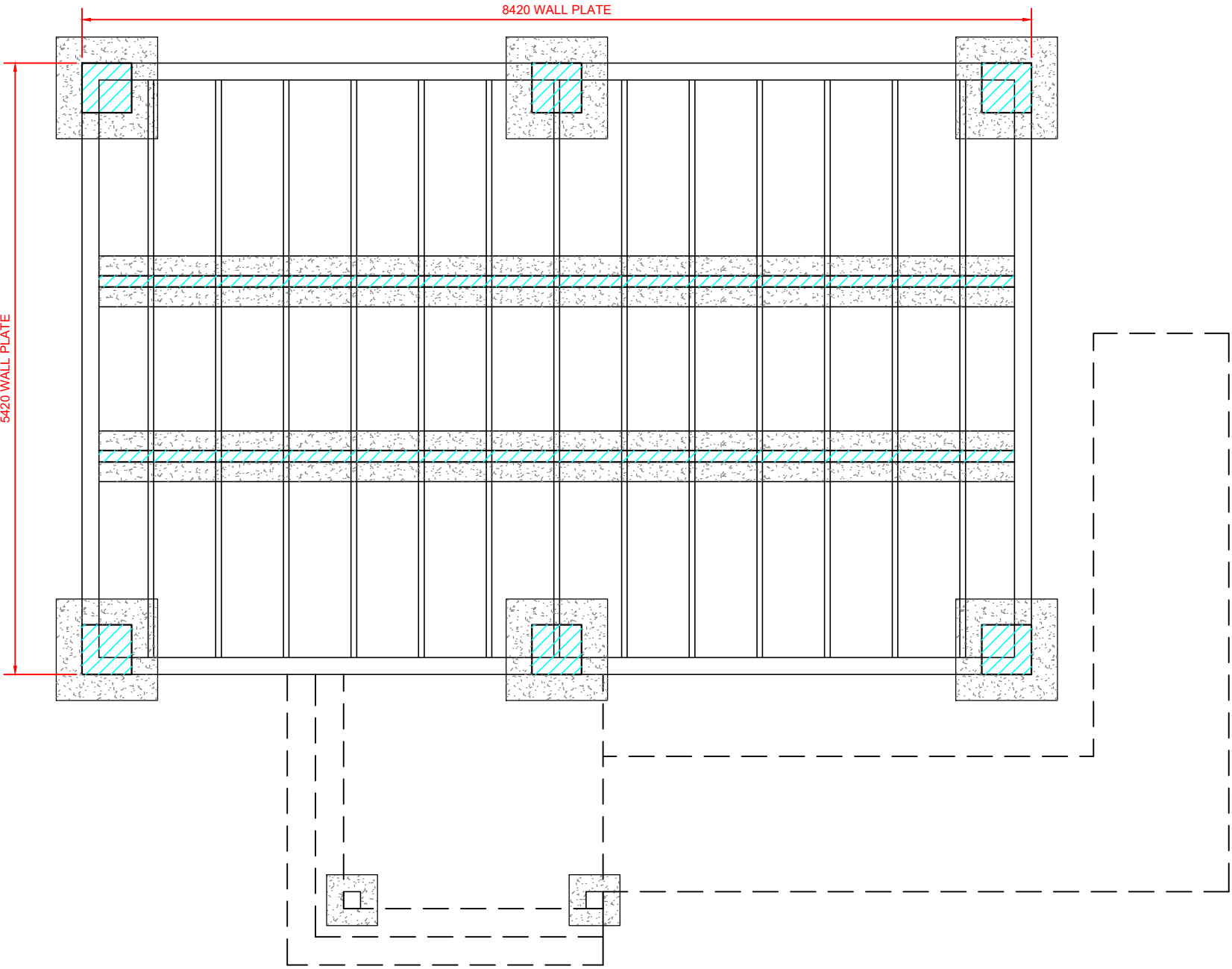
m

SCALE 1:50

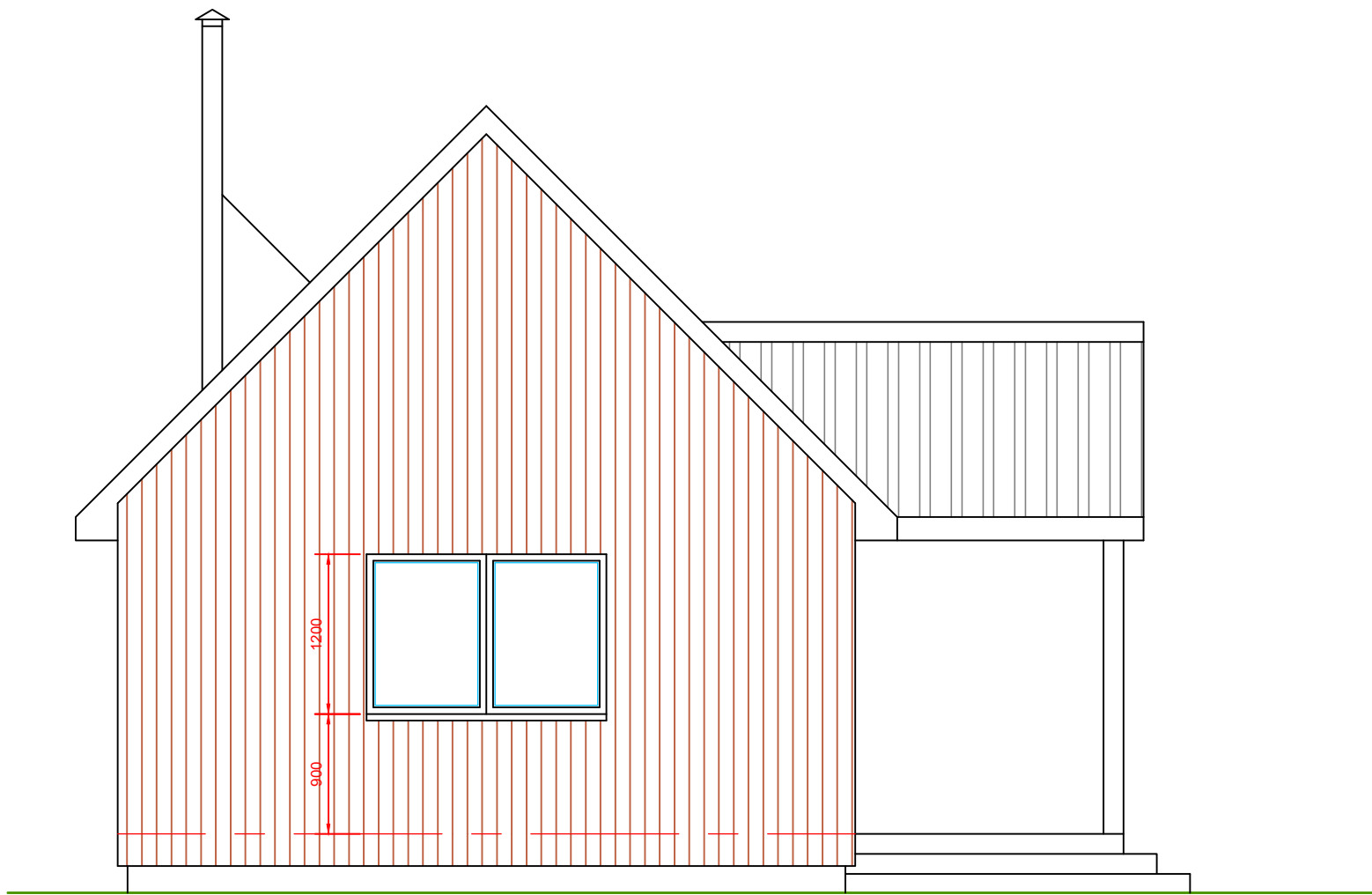
- EXTERNAL FINISHES
- Roof finished with metal profile sheets.
  - Black pvc rainwater goods.
  - Smooth cement render basecourse.
  - Timber windows & doors (painted).
  - Vertical larch cladding.



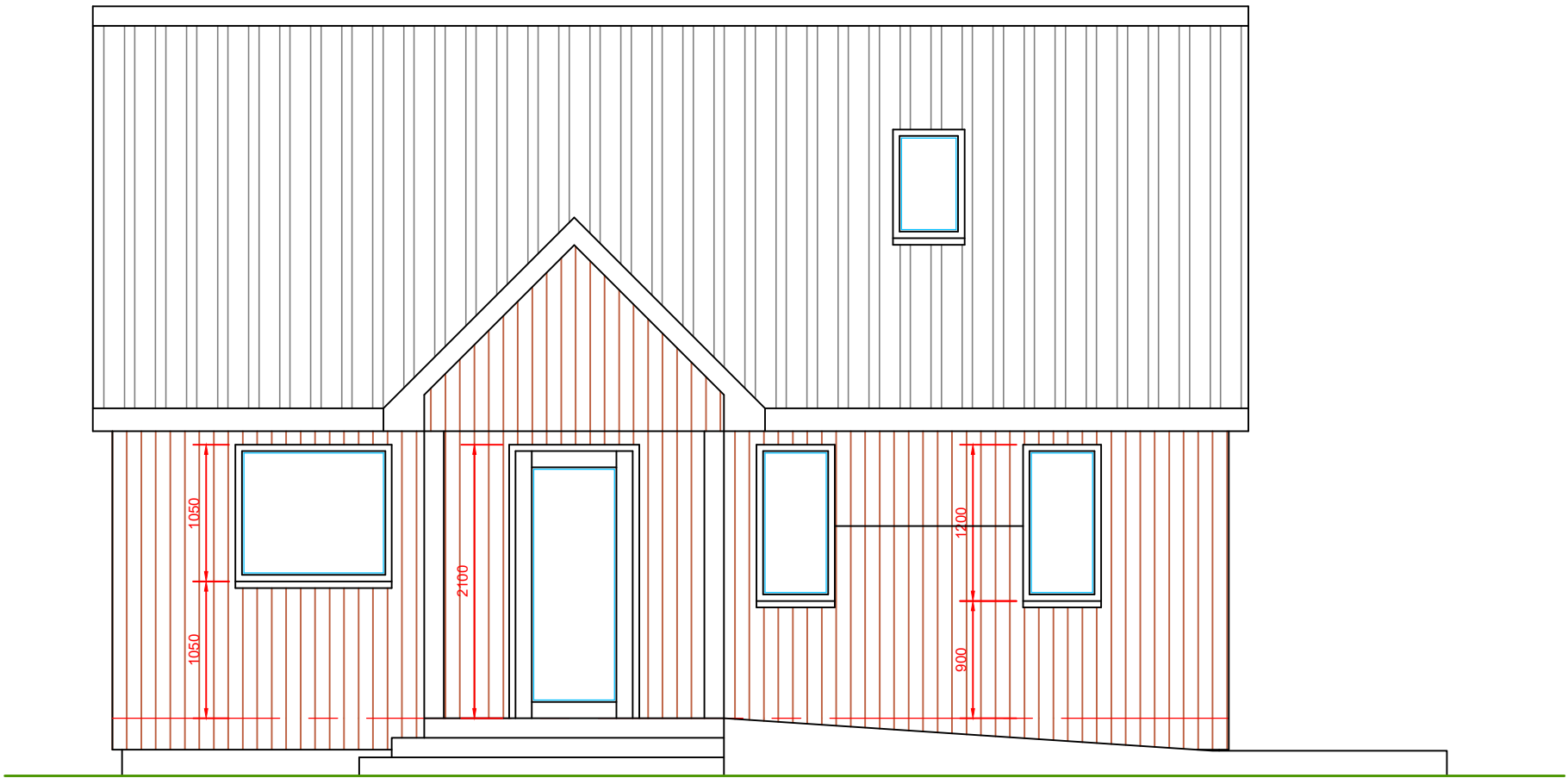
Floor plan 1:50



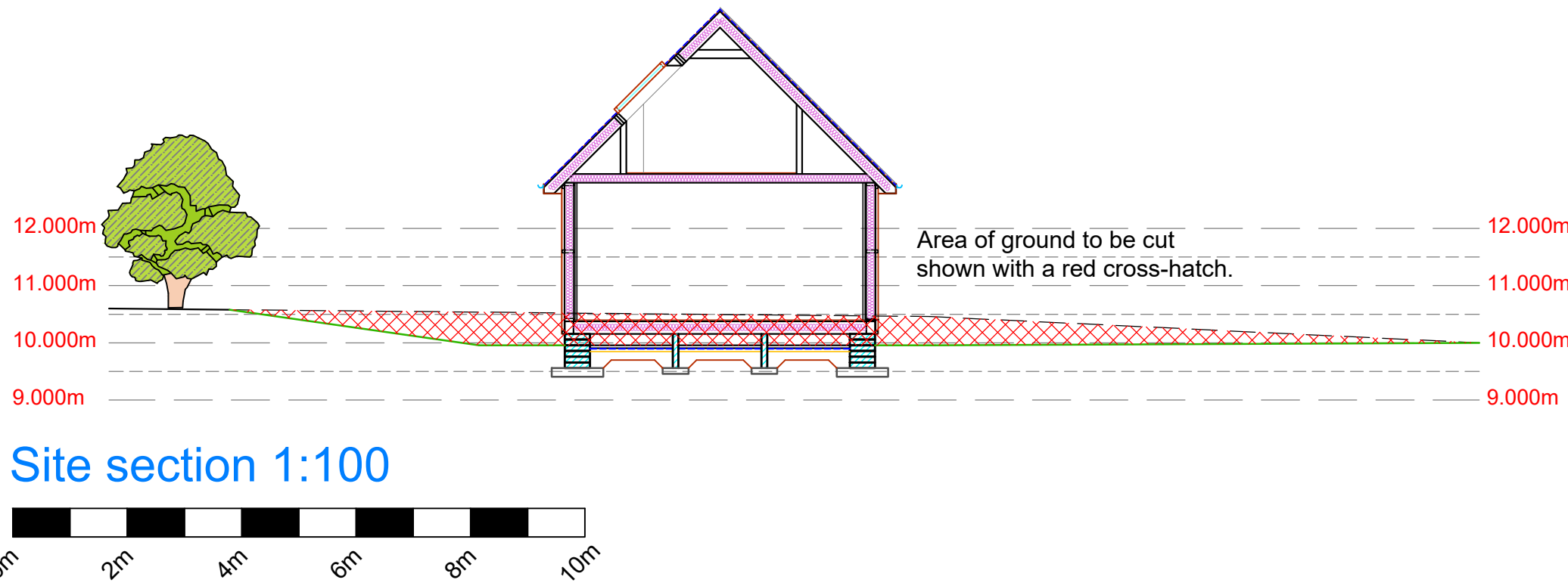
Draft foundation plan 1:50



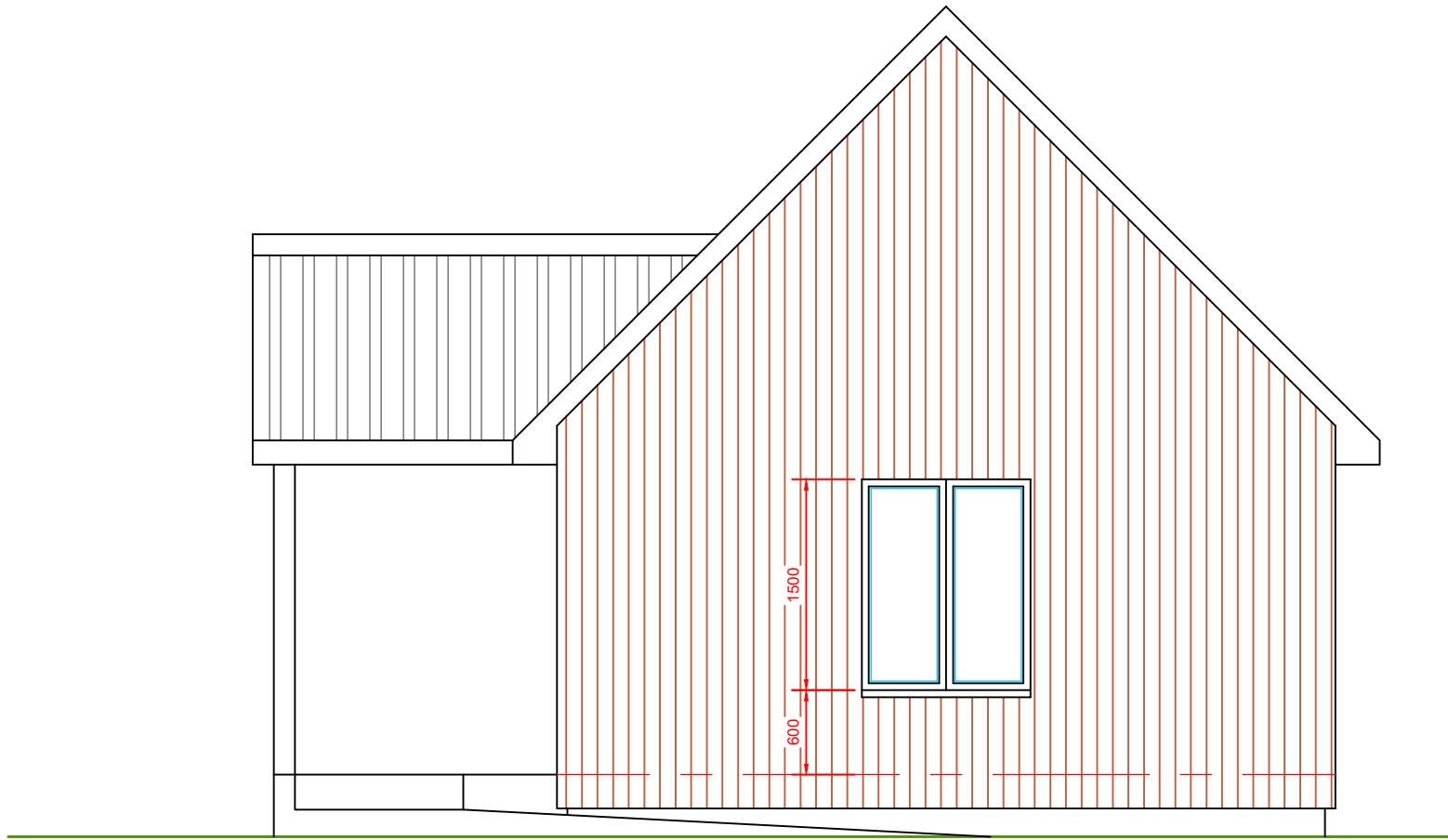
Side elevation 1:50



Front elevation 1:50



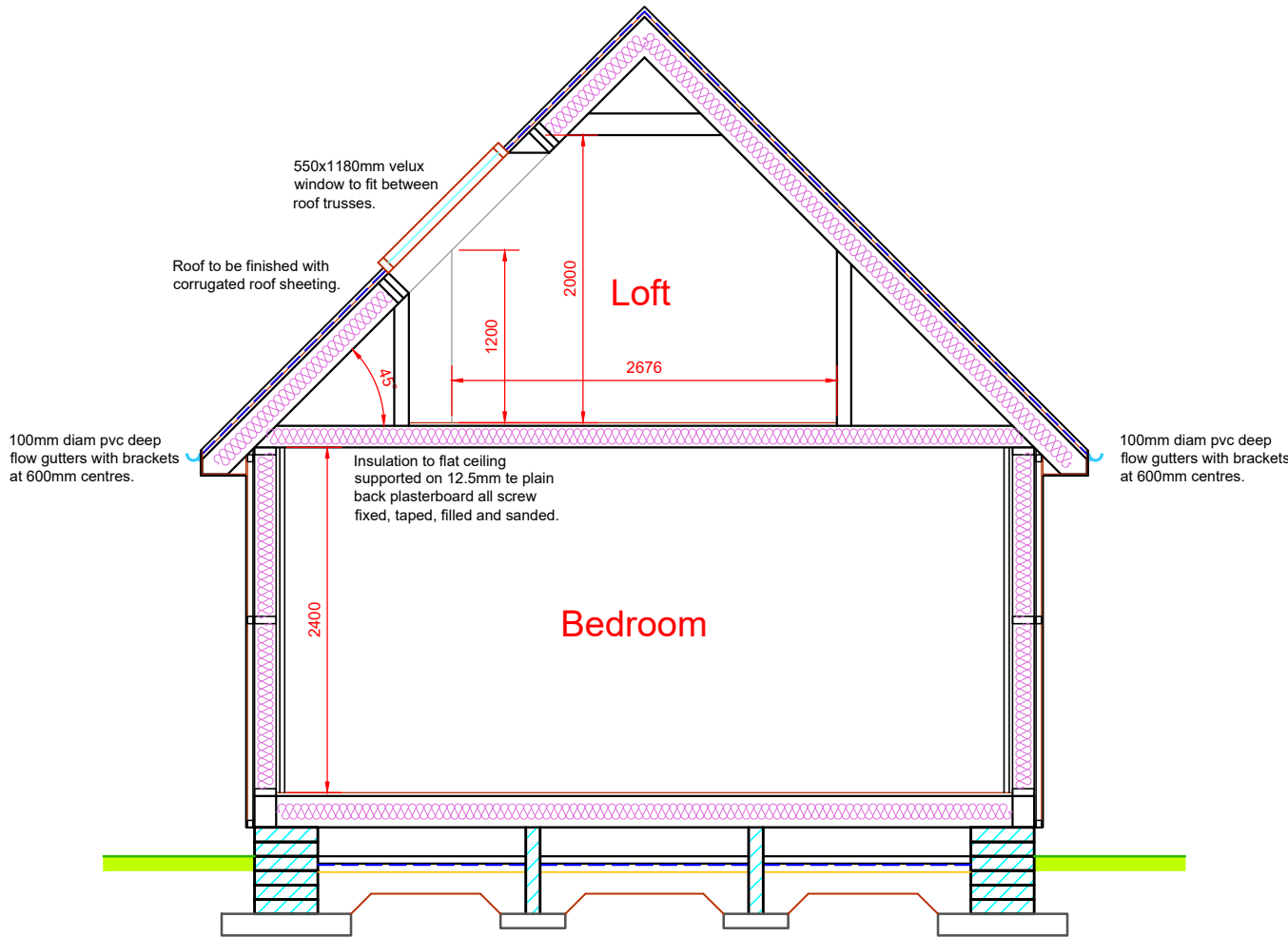
Site section 1:100



Side elevation 1:50



Rear elevation 1:50



Typical section 1:50





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DESIGN

Proposed dwelling at,  
Kahiwi Wood,  
Califer Hill, for  
Mr & Mrs McGaan

Visibility splay + passing  
as shown @ A1

CAD-142-006

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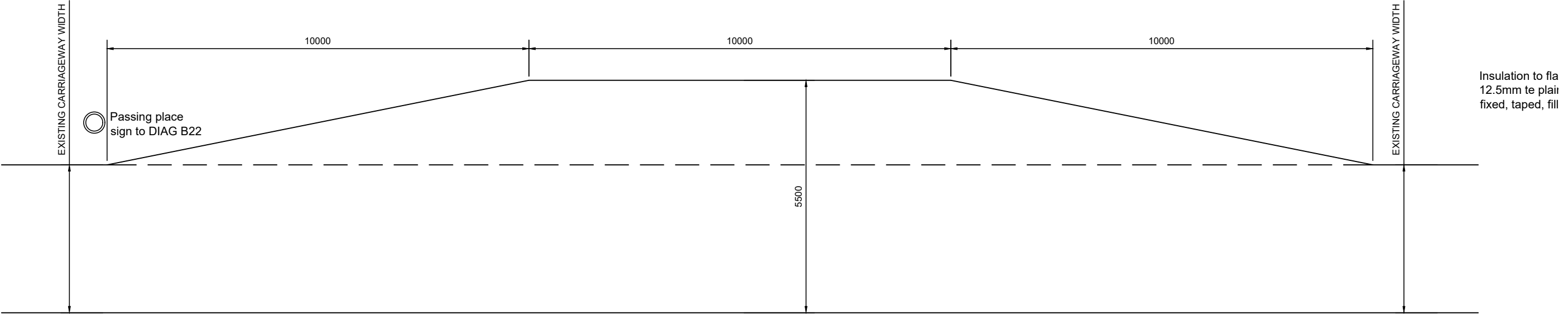
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Site plan 1:500



Location plan 1:5000



Passing place detail 1:100



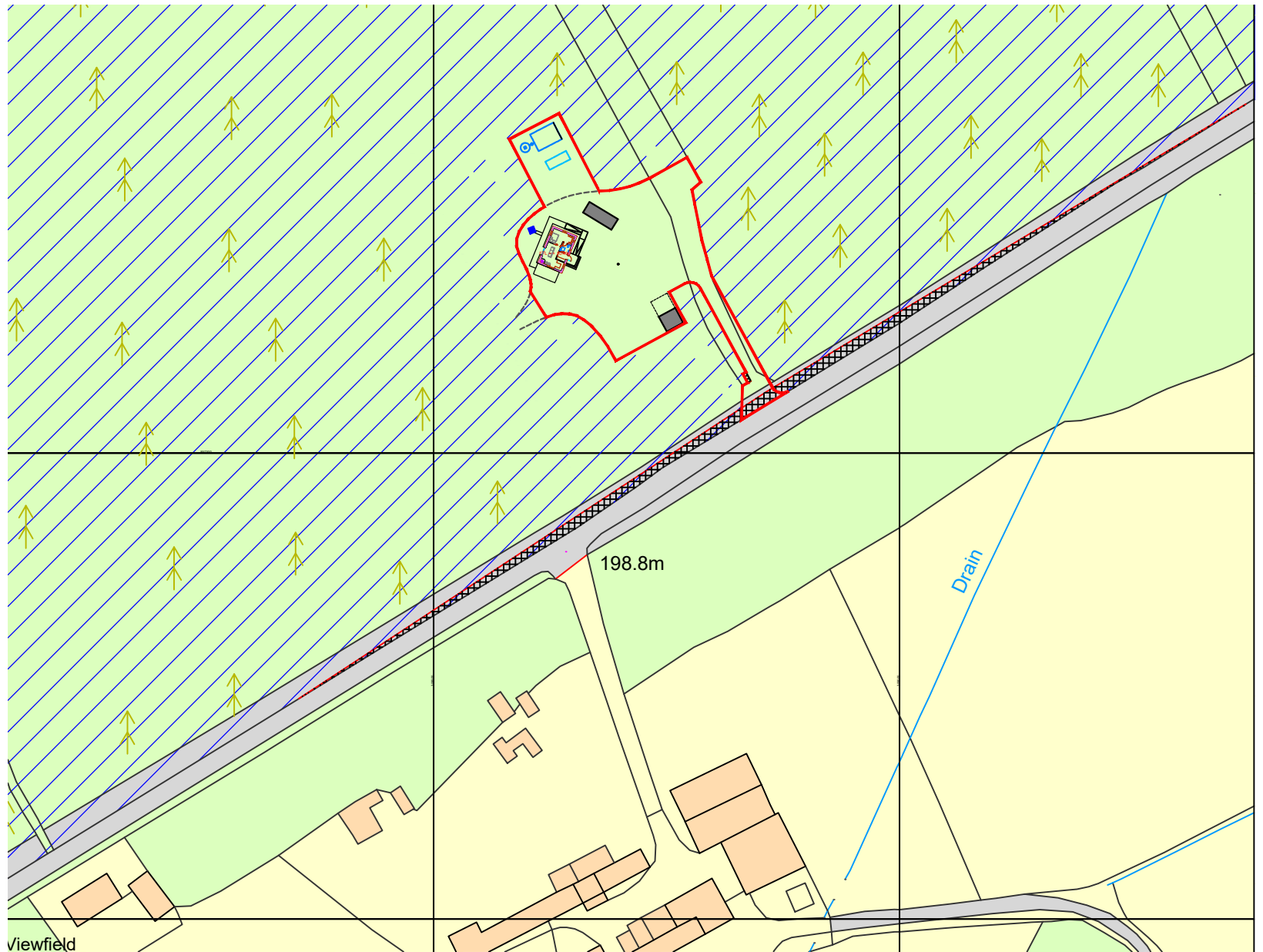
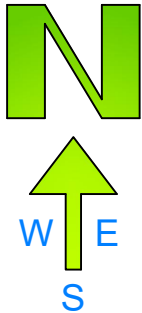




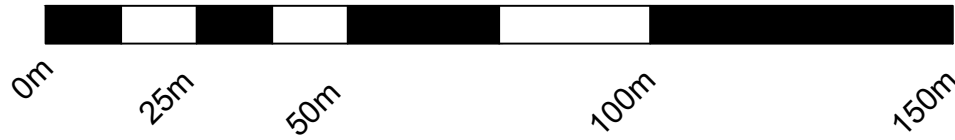
**CAMERON**  
ARCHITECTURAL  
DESIGN

Proposed dwelling at,  
Kahiwi Wood,  
Califer Hill, for  
Mr & Mrs McGaan  
Loc plan  
1:1250 @ A4  
CAD-142-002 A

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Location plan 1:1250





CAMERON

ARCHITECTURAL

DESIGN

Proposed dwelling at,

Kahiwi Wood,

Califer Hill, for

Mr & Mrs McGaan

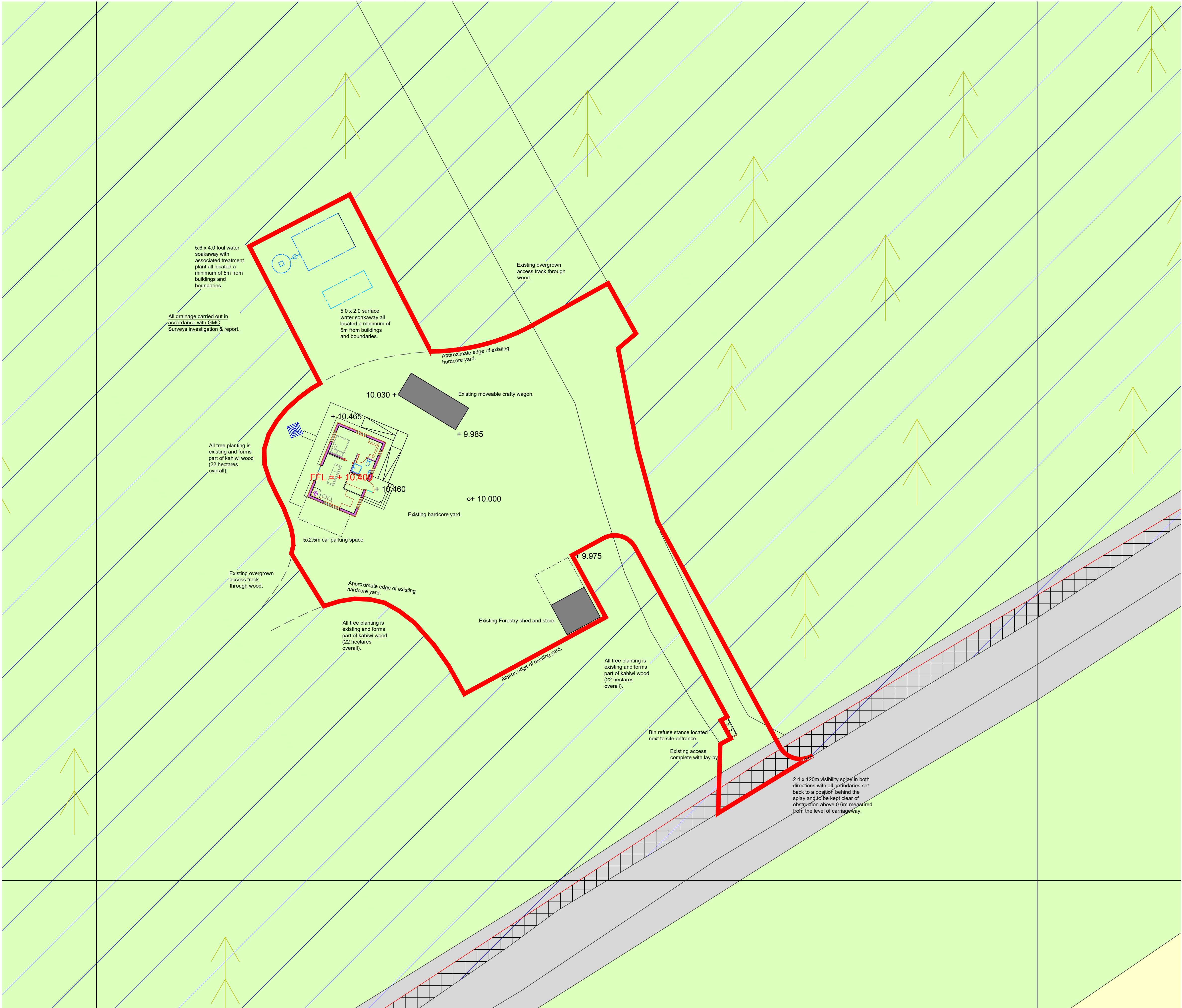
Proposals

1:200 @ A1

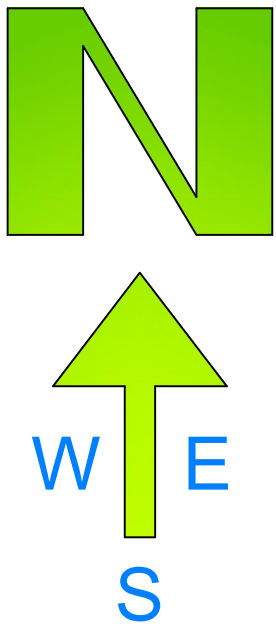
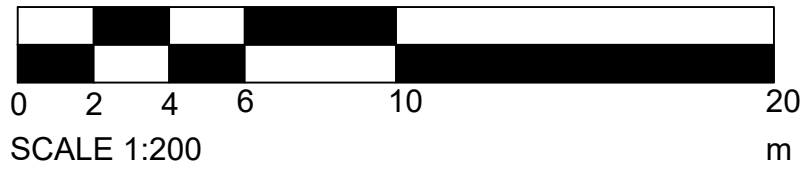
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Site plan 1:200







**Design statement for proposed dwellinghouse and workshops  
at Kahiwi Wood, Califer, Rafford, Moray**



## **Background**

This planning application is being made by Cameron Architectural Design on behalf of Mrs McGaan.

The site in question is located in Morayshire, approximately 4 miles south-east of the small town of Forres. Ordnance Survey Grid Reference: NJ 08966/57307. This is all indicated on the attached supporting Location plan.

The site identified as the proposed house location is an existing area of hardstanding which is bound on all sides by mature tree planting forming part of Kahiwi wood.

## **Context**

Kahiwi wood is a 20 hectare planted mixed coniferous woodland located in Morayshire as noted above..

Located approximately 4 miles from Forres, this is a town that contains all the necessary local amenities that you would expect to find in a popular, ever growing town i.e supermarkets, petrol stations, restaurants, garages etc.

Servicing the proposed site within Kahiwi wood is not expected to be a problem. There is an existing electricity supply on site which serves the existing forestry shed and store.

A water supply from Scottish Water has already been applied for as this is required as part of the business as well as serving any future house or workshops.

Heating will be provided by a wood burning stove. All the fire wood will be supplied from felled trees located within Kahiwi wood, thus lowering vehicle movements in and out of the site.

Solar thermal panels will also be provided to generate with the production of hot water.

All drainage for both foul and surface water will be catered for within the site boundaries via soakaways.

The driving force for this proposed house is the need for Mrs McGaan to be located on site as they aim to make a viable business from the management of Kahiwi wood.

The main aims of Kahiwi wood are:

- To gradually restructure the woodland over the longer term using a labour intensive sympathetic low impact silvicultural regime;
- Develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber and firewood production with a move to higher value added products in the medium term (eg wood turning)

Restructuring of Kahiwi wood commenced in 2016 in line with the approved detailed forestry plan (uploaded as part of the supporting documents).

The transition from predominantly commercial management aims under the previous ownership, towards fulfilment of the outlined objectives noted above is anticipated to occur progressively over the period of this plan (10 years) and that of its successor plan, i.e 20 years.

The long term management aims for Kahiwi wood are:

- To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.
- To prioritise native species in keeping with the environmental attributes of the site.
- To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.
- To encourage the on site habitat development of indigenous flora and fauna.
- To maintain the economic viability of the woodland.
- To maintain and enhance the amenity interest.
- To maintain and enhance the landscape interest.
- To work with the latest FC guidelines and nature conservation recommendations.
- To produce a range of timber products which will meet market requirements on a sustainable basis.
- To develop a relatively steady, modest timber revenues on a micro-basis to minimize adverse disturbance to woodland environment.
- To ensure satisfactory development of the stands of trees by regular selective thinning.
- To maintain habitats for wildlife and extend and introduce areas of mixed native broadleaves species and open ground.
- To implement monitoring of key species and impact of management activities. To minimize the use of herbicides and insecticides. The removal of any invasive exotic woodland species if in conflict with environmental objectives.
- To comply with the UK forestry standard and UK wood assurance standard in all forestry planning and operations.

This management plan aims in its objective to provide the operational framework by which woodland restructuring can be facilitated over the medium and longer term.

The 22.08 hectares identified as Kahiwi Wood is a stand-alone management unit, initially planted with a purely commercial aims. Under new ownership however, the main focus of woodland management is to gradually and sensitively diversify the existing woodland via its restructuring.

Operation forest management is to be implemented entirely on an internal basis by the owner and associated family members. The labour intensive low impact silvicultural regime to be adopted throughout the woodland will create a significant presence on site by the owner and family members in line with best European practice managing small woodlands and will create minimal disturbance to the floral and fauna of the wood.

#### Financial summary

The wood has been neglected for many years and requires considerable remedial work in the short-term clearing felled and windblown timber which will give an initial injection of revenue. The clear-fell of the Sitka Spruce (see forestry management plan) will also give an initial injection of revenue, thereafter income from thinning and firewood will be steady.

The market has been tested and all available production can be sold locally as the cost of transporting timber long distances makes it un-economic at this level. All the wood recovered so far has been sold and there continues to be satisfactory enquiry levels.

The costs in the plan assumes the owner is based on-site thereby improving productivity and lowering the carbon footprint of the wood. It is estimated that revenue would be reduced by up to 25% (travelling time)

if the wood had to be serviced from the owners existing location and expenses would not decrease. This makes the project economically margin at best and increases the risk profile significantly.

#### Risk summary

The market for timber is strong at present with a number of significant biomass projects in the local area (Diageo, Pluscarden Abbey, Gordonston School) meaning demand will remain strong for large scale production FSC woods leaving the small local suppliers to satisfy local demand for top-up biomass and firewood.

The principal risk to the business is criminal activity, theft of firewood and/or equipment. The neighbour's (Ian Lawson) wood has suffered theft of firewood in the last couple of years and both the local and national press continuously run stories of equipment and fuel being stolen from rural locations. Security is a concern and ideally there should be on-site presence at all times.

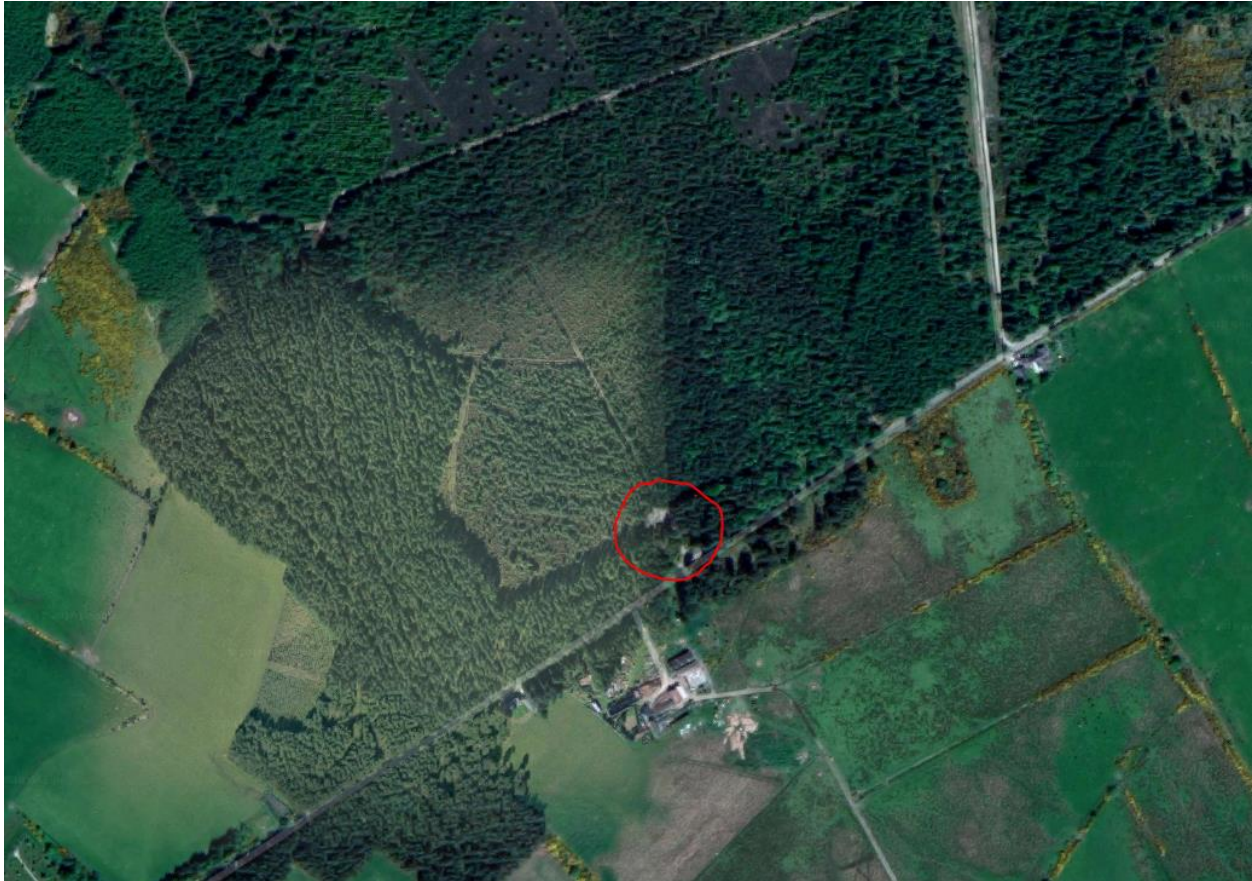
#### Labour input required

There is sufficient activity for one to one and half full-time equivalents each year of the ten-year plan. At present the owner spends between 2 and 3 hours travelling to and from site which is time that could be invested in the wood and also increases the carbon footprint of the wood. This when considered with the security aspect means that to be commercially viable the owner should be based on site.

#### Conclusion

The owner is committed to returning the wood to a natural, vibrant and diverse ecosystem of native timber and fauna which functions commercially. The labour intensive low impact silviculture approach will achieve this, however, the approach requires the owners presence on site.





### **Movement/connection**

Given the countryside location of the proposed house there is no requirement to provide linked footpaths.

Vehicle access into the site will be gained by using the existing junction complete with lay-by in accordance with Moray Councils standards for road construction consent and adoption document.

Refuse bins serving the house will be located close to the entrance to allow for easy pick up and drop off.

### **Buildings/identity**

It is not proposed to provide any further screen planting or boundary treatments given the existing area of hardstanding is screened on all sides by long established, mature tree planting.

As part of the applicants woodland management plan (forestry commission approved) and their whole ethos for the woodland, they wish to preserve the biodiversity of the existing woodland and all its native species of flora and fauna.

Therefore the applicant will not import or plant any non-native species or anything other than bare-root saplings or their own regenerated saplings under their felling/restocking license from the forestry commission, to prevent the importing of any diseases.

The proposed house is to be a minimalist log cabin with a floor area of just under 40sqm.

The new dwellinghouse will be built to a high standard, be energy efficient and designed to have low emissions rate.

Modern building techniques and thoughtful design will be used throughout to minimize on any potential cold bridging between joining materials.

A 'fabric first' approach will be taken to ensure energy efficient constructions are used from the very first to the last step.

Externally the house will be clad with vertical larch boards to blend into its surroundings.

The windows and doors will be of timber constructions.

Although noted in the pre-application enquiry response that the council would seek a slate finish to the roof it should be noted that this is not suitable given its location. Accordingly the roof is to be finished with metal profile sheeting to match the existing wood shed, it should also be noted there are multiple new build properties nearby which have been finished with a metal profile roof.

The reason slate is not suitable is that there are a lot of pine cone/needle debris falling around the proposed house location. The debris will settle on the slates and potentially cause damage and necessitate regular cleaning of the roof. Whereas the debris is very unlikely to settle on a metal sheet roof as has been demonstrated by the existing forestry shed which has a lower pitch than the proposed house.

The Forestry Commission have previously carried out an archeological survey which demonstrated there are 5 existing stones on the western boundary which are to be safeguarded. They are far outwith the proposed site of the new house and as such are not in danger of being disturbed.

### **Design principles**

The main planning policy in question for an application of this type is Policy H7 – New housing in the open countryside.

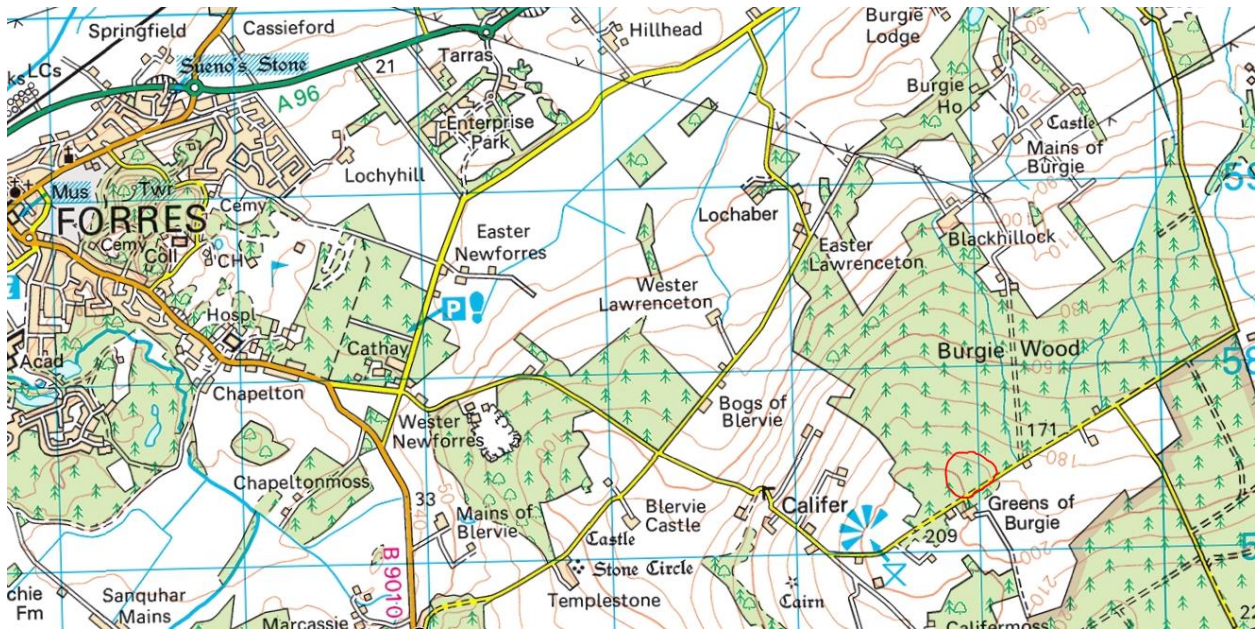
Policy H7 requires that at least 50% of the site boundaries of a proposal are long established, and are capable of distinguishing the site from surrounding land. Examples include dykes, hedgerows, watercourses, woodlands, tracks and roadways.

As shown on the attached supporting location plan and site plan as well as historic plans the woodland provides a clear defined boundary edge.

Siting of the house is imperative to ensure the existing woodland screening the site from the road remains the dominant visual feature.

The proposed house should fall in line with following design features:

- A roof pitch between 40-55 degrees.
- A gable width of no more than 2.5 times the height of the wall from ground level to the eaves.
- Uniform external finishes and materials including slate or dark 'slate effect' roof tiles.
- A vertical emphasis and uniformity to all windows and doors.
- Boundary decarmentation that reflects the established character or style in the locality.
- Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25% to be planted with native tree species at least 1.5 metres in height.



## **Conclusion**

Given the small scale development that is being proposed and the need for the on-site presence to provide a better business service we would suggest this proposal falls within policy and should be considered as an acceptable addition to the area.



Gary Mackintosh

Email: [gmsurveys@gmail.com](mailto:gmsurveys@gmail.com)

Tel: 07557431702

# gmsurveys

Surveys, Setting-Out Civil Engineering Design

## Site Investigation & Drainage Assessment

SITE AT KAHIWI WOOD, CALIFER HILL, FORRES

Gary Mackintosh Bsc

[gmsurveys@gmail.com](mailto:gmsurveys@gmail.com)

## Contents

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<b><i>Planning Reference:</i></b> .....	2
<b><i>Date:</i></b> .....	2
<b><i>Job Number:</i></b> .....	2
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***Client:***

Mrs R Mcgaan

***Site Address:***

Site Kahiwi Wood

Califer

By Forres

***Planning Reference:***

N/A

***Date:***

7<sup>th</sup> April 2019

***Job Number:***

0482

***Company Information:***

Assessment completed by:

Gary Mackintosh Bsc

**GMCSurveys**

34 Castle Street

Forres

Moray

IV36 1PW

Email: gmcsurveys@gmail.com

Telephone: 07557431702



***Site Description:***

The proposed site is located to the north east of Greens of Burgie, By Califer Viewpoint, Forres.

There are no formal boundaries to the proposed site area with the existing tree line outlining the site area as indicated within Appendix A. The site has a medium gradient falling from south west to north east. The SEPA Flood Maps have been consulted which indicate that the site is at no risk of fluvial or pluvial flooding up to and including a 1:200 year event.

GMC Surveys have been asked to carry out a site investigation in order to provide a drainage solution in relation to the proposed single bed dwelling within the site.

***Soil Conditions:***

Excavations were carried out using a mechanical digger on 5<sup>th</sup> April 2019 to assess the existing ground conditions and carry out infiltration and percolation testing for the dispersal of foul and surface waters via soakaways.

The trial pits were excavated to depths of 1.5m. The pits were left open and no ground water was encountered.

The excavations provided existing ground conditions of 0 – 250mm Topsoil with many roots overlying light brown/orange, medium to medium fine Slightly gravelly sand with some large cobbles to a depth of 900mm, the sand overlaid rock easily broken by the bucket of the digger for approximately 500 – 600mm.

The trial pits were left open and there was no evidence of contamination or groundwater present within the pits and the natural ground has a bearing capacity of in excess of 100kn/m<sup>2</sup>.



### ***Percolation/Soakaway Testing:***

Percolation testing was carried out in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic). The results can be found in the table below.

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	Mean
Date of Test	05/04/19	05/04/19	05/04/19	
	1920s	2700s	3480s	2700s
	2340s	2520s	2940s	2600s
Average Soil Vp	17.67s/mm			

### ***Infiltration testing:***

Infiltration testing was carried out in full accordance with BRE digest 365. The results can be found in the table below.

Infiltration Test	Pit Dimensions (w/l)	Test Zone (mbgl)	Infiltration Rate (m/s)
INF01	0.8mx 1.0m	0.5 - 1.1	$3.85 \times 10^{-5}$

### ***Conclusion and Recommendations:***

The natural ground is suitable for Traditional strip foundations designed in accordance with BS8110 – Structural use of Concrete.

Based on the onsite investigations it can be confirmed that the underlying soils are suitable for the use of standard stonefilled soakaways as a drainage solution for both foul and surface waters.

The Vp rate is above the maximum threshold of 15s/mm therefore a ‘Standard Septic Tank’ would be suitable, the final details of which are to be confirmed by the chosen supplier.

### ***Foul Water Discharge via Soakaway:***

The current proposals are for a 1 bed property to be erected within the site however the minimum allowable within SEPA Guidance is 5PE therefore:

Soil Percolation Value – 17.67s/mm

No of Persons (5bed) – 5PE

Min Base Area ( $A = V_p \times PE \times 0.25$ ) = **22.09m<sup>2</sup>**

This can be provided with dimensions of **5.6m x 4.0m x 0.45m** below the invert level of the pipe. The soakaway dimensions may be altered to provide a better fit within the plot ensuring that the base area of 22.09m<sup>2</sup> is maintained.

### ***Surface Water Dispersal via Soakaway:***

Please see attached surface water calculations detailing the requirement and suitability for soakaway dimensions of **5.0m x 2.0m at a depth of 0.8m** below the invert level based on the proposed contributing area of 100m<sup>2</sup> (Indicative) the final house design is to be confirmed at the time of this report. The surface water soakaway is to be amended should there be an increase to the proposed roof area during final design.

Soakaway Details can be found in Appendix B.

SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:

- 50m from any spring, well or borehole used as drinking water supply
- 10m horizontally from any water course and any inland and coastal waters, permeable drain (including culvert), road or railway
- 5m from a building or boundary



MasterDrain  
SW 16.10

**gmcsurveys**  
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street  
Forres IV36 1FN  
email: gmcsurveys@gmail.com  
Mobile: 07557 431 702

Job No.	<b>0482</b>		
Sheet no.	<b>1</b>		
Date	<b>07/04/19</b>		
By	<b>GM</b>	Checked	Approved
Title			

Project **Kahiwi Wood, Clalifer, By Forres**  
Title **Surface Water Soakaway (30year)**

#### Rectangular pit design data:-

Pit length	=	5 m	Pit width	=	2 m
Depth below invert	=	.8 m	Percentage voids	=	30.0%
Imperm. area	=	100 m <sup>2</sup>	Infilt. factor	=	0.000038 m/s
Return period	=	30 yrs	Climate change	=	30%

#### Calculations :-

Surface area of soakaway to 50% storage depth (not inc. base):-

$$a_{s50} = 2 \times (\text{length} + \text{width}) \times \text{depth}/2 = 5.6 \text{ m}^2$$

Outflow factor :  $O = a_{s50} \times \text{Infiltration rate} = 0.0002128 \text{ m/s}$

Soakaway storage volume :  $S_{\text{actual}} = \text{length} \times \text{width} \times \text{depth} \times \% \text{voids}/100 = 2.4 \text{ m}^3$

Duration	Rainfall mm/hr	Inflow m <sup>3</sup>	Depth (hmax) m	Outflow m <sup>3</sup>	Storage m <sup>3</sup>
5 mins	89.9	0.7	0.23	0.06	0.68
10 mins	69.6	1.2	0.34	0.13	1.03
15 mins	58.1	1.5	0.42	0.19	1.26
30 mins	41.0	2.0	0.56	0.38	1.67
1 hrs	27.7	2.8	0.67	0.77	2.00
2 hrs	18.1	3.6	0.70	1.53	2.09
4 hrs	11.6	4.7	0.53	3.06	1.59
6 hrs	9.0	5.4	0.26	4.60	0.78
10 hrs	6.4	6.4	0.00	7.66	0.00
24 hrs	3.6	8.7	0.00	18.39	0.00

Actual volume :  $S_{\text{actual}} = 2.400 \text{ m}^3$

Required volume :  $S_{\text{reqd.}} = 2.090 \text{ m}^3$

Soakaway volume storage OK.

Minimum required  $a_{s50}$  :  $4.88 \text{ m}^2$

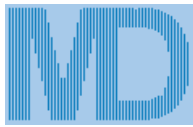
Actual  $a_{s50}$  :  $5.60 \text{ m}^2$

Minimum depth required:  $0.70 \text{ m}$

Time to maximum  $2 \text{ hrs}$

Emptying time to 50% volume =  $t_{s50} = S_{\text{reqd}} \times 0.5 / (a_{s50} \times \text{Infiltration rate}) = 01:21 \text{ (hr:min)}$

Soakaway emptying time is OK.



MasterDrain  
SW 16.10

**gmcsurveys**  
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street  
Forres IV36 1FN  
email: gmcsurveys@gmail.com  
Mobile: 07557 431 702

Job No. <b>0482</b>		
Sheet no. <b>2</b>		
Date <b>07/04/19</b>		
By <b>GM</b>	Checked	Approved

Project **Kahiwi Wood, Clalifer, By Forres**  
Title **Surface Water Soakaway (30year)**

**Location hydrological data (FSR):-**

Location	= FORRES	Grid reference	= NJ0358
M5-60 (mm)	= 14	r	= 0.24
Soil index	= 0.15	SAAR (mm/yr)	= 720
WRAP	= 1	Area	= Scotland and N. Ireland

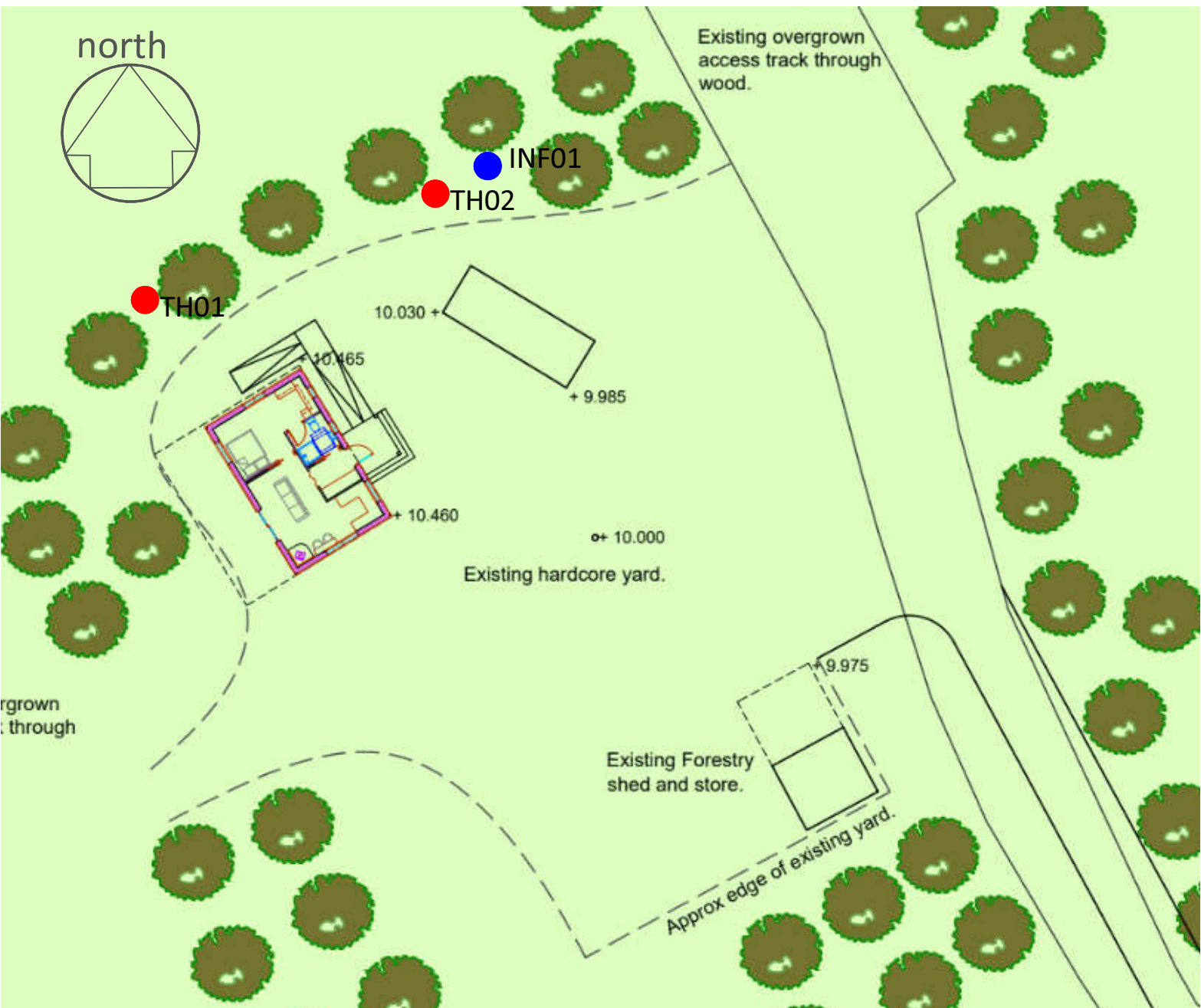
Soil classification for WRAP type 1

- i) Well drained permeable sandy or loam soils and shallower analogues over highly permeable limestone, chalk, sandstone or related drifts;
- ii) Earthy peat soils drained by dykes and pumps;
- iii) Less permeable loamy over clayey soils on plateaux adjacent to very permeable soils in valleys.

N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

## **APPENDIX A**

### Site/Testhole Location



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	ISSUE		

**gmcsurveys**

Surveys, Setting Out, Civil Engineering Design

T: 07557 431 702

E: gmcsurveys@gmail.com

CLIENT:

Mrs R Mcgaan

SITE:

Site at Kahiwi Wood  
Califer, By Forres

TITLE:

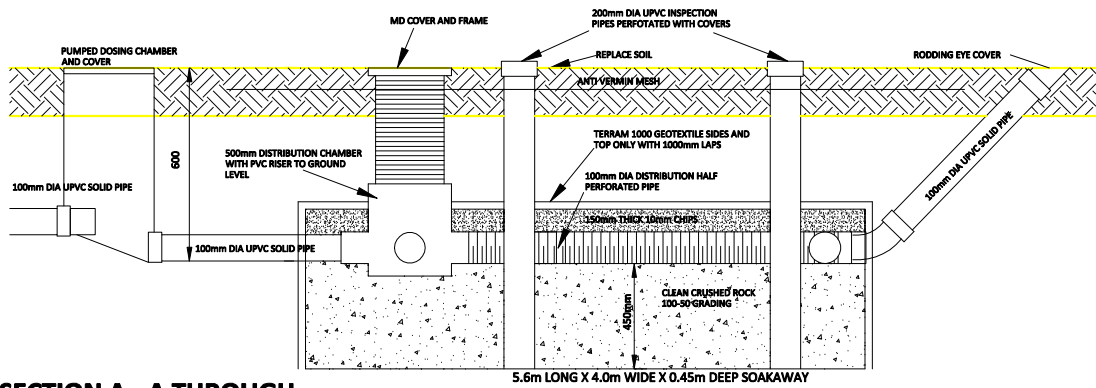
Test Hole Location/  
Site Layout

SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	APR19	GM	
PROJECT NO:	DRAWING NO:	REVISION:	
0482	Appendix A	-	

## **APPENDIX B**

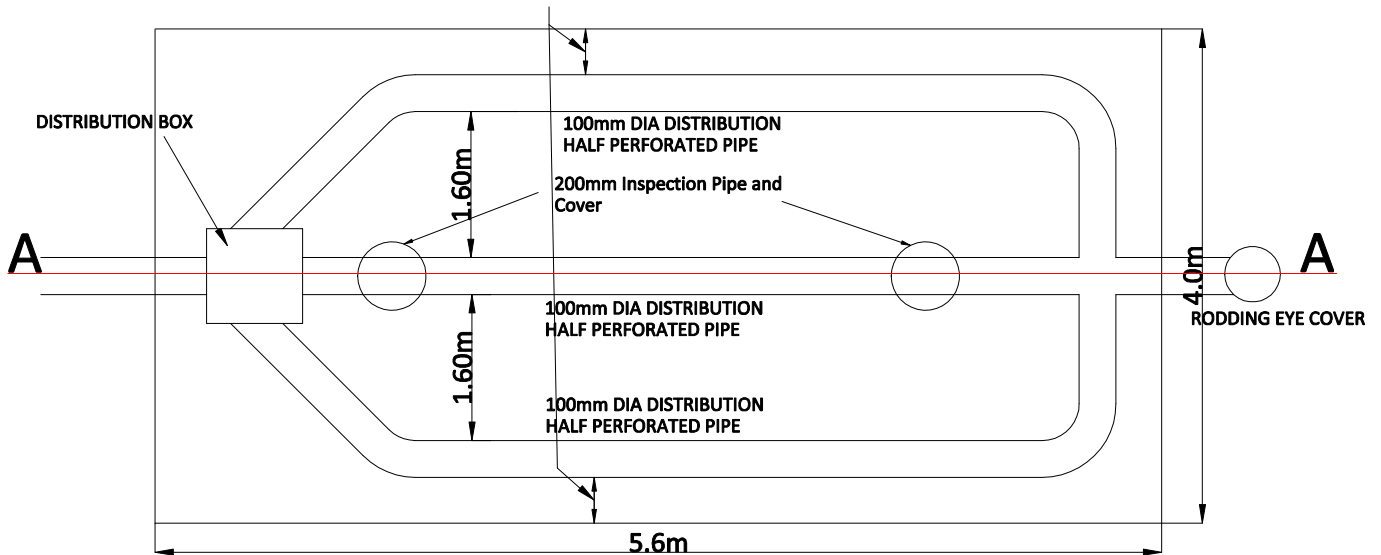
### Soakaway Details/Certificates



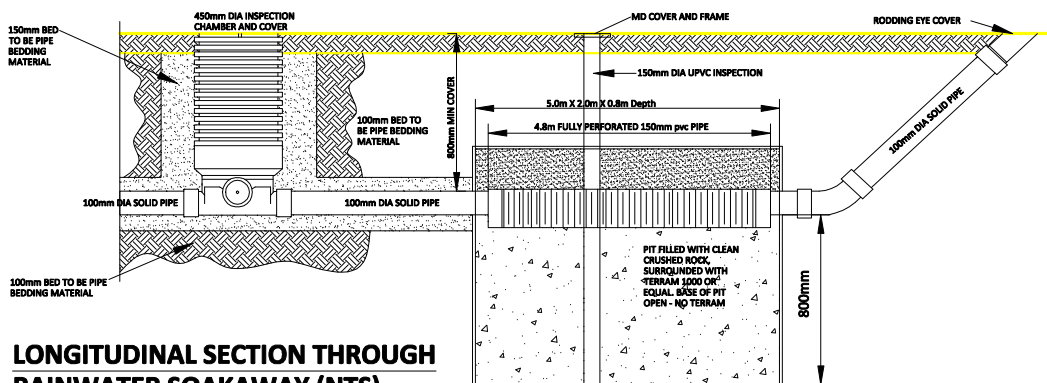


**SECTION A - A THROUGH  
FOUL WATER SOAKAWAY (NTS)**

**250mm FROM EDGE OF SOAKAWAY  
TO PIPE AROUND PERIMETER**



**PLAN VIEW  
SOAKAWAY ARRANGEMENTS (NTS)**



**LONGITUDINAL SECTION THROUGH  
RAINWATER SOAKAWAY (NTS)**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>ISSUE</b>			

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E: gmcsurveys@gmail.com

CLIENT:

**Mrs R Mcgaan**

SITE:

**Site at Kahiwi Wood  
Califer, By Forres**

TITLE:

**Soakaway Details**

SCALE AT A4: NTS	DATE: APR19	DRAWN: GM	CHECKED:
PROJECT NO: <b>0482</b>	DRAWING NO: <b>Appendix B</b>	REVISION:	-

**Certificate For Proposed Sub – Surface Soakaways**  
**Foul Water**

Applicants Name: Mrs R Mcgaan  
Address: C/O Cameron Architectural Design  
Site Address: Site at Kahiwi Wood, Califer by Forres  
Date of Tests: 5<sup>th</sup> April 2019  
Weather Conditions: Dry/Clear

**Percolation Test/Soakaway Sizing:**

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	Mean
<b>Date of Test</b>	<b>05/04/19</b>	<b>05/04/19</b>	<b>05/04/19</b>	
	1920s	2700s	3480s	2700s
	2340s	2520s	2940s	2600s
<b>Average Soil Vp</b>	<b>17.67s/mm</b>			

Location: TP1 & TP2  
Average Soil Vp: 17.67s/mm  
PE: 5  
Base Area (min): 22.09m<sup>2</sup>

I hereby certify that I have carried out the above tests in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic).

Signed: G Mackintosh      Gary Mackintosh BSc.      Date: 7<sup>th</sup> April 2019

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

**gmcsurveys**  
34 castle Street  
Forres  
Moray  
IV36 1PW  
T: 07557 431 702  
E: gmcsurveys@gmail.com

**Certificate For Proposed Sub – Surface Soakaways**  
**Surface Water**

Applicants Name: Mrs R Mcgaan  
Address: C/O Cameron Architectural Design  
Site Address: Site at Kahiwi Wood, Califer By Forres  
Date of Tests: 5<sup>th</sup> April 2019  
Weather Conditions: Dry/Clear

**Trial Pit Test – Surface Water:**

Depth of Excavation: 1.5  
Water Table Present: No

**Infiltration Test:**

Location: INF01  
Infiltration Test Zone: 0.5 – 1.1mbgl  
Infiltration Rate (m/s):  $2.85 \times 10^{-5}$   
Contributing Area: 100m<sup>2</sup> (indicative)  
Soakaway Size: 5.0m x 2.0m x 0.8 below the invert of the pipe

I hereby certify that I have carried out the above tests in accordance with the procedures specified in BRE Digest 365:1991.

Signed: G Mackintosh      Gary Mackintosh BSc.      Date: 7<sup>th</sup> April 2019

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

**gmcsurveys**

34 castle Street

Forres

Moray

IV36 1PW

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E:gmcsurveys@gmail.com

01 July 2019

FAO Shona Strachan  
Moray Council  
Elgin  
Moray  
IV30 1BX

Your ref: 19/00452/APP

Dear Shona

**Proposed erection of dwelling at Kahiwi Wood, Califer Hill, Forres**

In relation to your email to our architect (Scott Cameron) dated the 24<sup>th</sup> of June 2019 and previous email from David Hay at Scottish Forestry dated the 7<sup>th</sup> of June 2019, I would like to provide some more detail in support of the proposal.

Whilst I appreciate planning policies E4 and ER2 presume against development which result in the loss of woodland, I feel this case is unique in its nature, as the whole premise of the proposal is to assist with the on-going forestry work at Kahiwi wood per my approved Forestry Commission 10 year plan (submitted via email as supporting documentation to my application) and my associated Felling and Thinning licences. I am not looking for a development plot and have absolutely no desire for such in my woodland.

My whole philosophy for the woodland is to maximise its biodiversity, while still achieving an economic low impact silviculture forestry operation. This is only achievable through a highly labour intensive and small machinery based operation by myself, my husband and other family members.

All of my felled timber is sold seasoned to Nairn Fuels for them to process and the current agreement is that it is stacked and seasoned on my site as they have limited yard area for soft wood storage.

The requirement for full time presence on site is not only critical for the running of the business but also for security. I submitted a pre-planning application in January 2019 for a 40 metre square wooden lodge to see if there would be any potential for us to live on and work the wood per our approved forestry plan low impact silviculture regime. The philosophy behind this being to reduce our carbon footprint and maximise our available working hours through the elimination of the current two hour daily travelling time to and from the woodland. Further having expensive equipment on site as well stacked felled trees poses an extreme security risk. If there is no permanent presence on site there is a high risk of theft which would have a substantial effect on the economic running of the business should equipment or timber be stolen. Felled timber has been stolen from nearby woodlands in the past, additionally fireworks were let off in our entrance track on Hogmanay 2019.

I received a positive response to my preplanning application from Moray Council Planning in February 2019. Hence decided to lodge a full application which was submitted by our architect in April 2019. As shown on the supporting drawings (reference CAD-142) the proposal is not line with a standard house seeking permission. There is no grassed private garden space etc as the lodge is proposed to sit in a hardcore yard where it can be an integrated part of the working space.

The hard stand area (David Hay saw) was and still is cleared for trailer turning and scots pines seasoning stands to accommodate the thinning of area 2a and 2b per my woodland plan, which I was due to undertake this spring and summer. However events took a turn for the worse in February as I was diagnosed with a severe hip problem relating to my ten year old metal on metal hip replacement, which had been slowly dissolving my pelvis and femur and x-rays at the end of February revealed that I had practically no bone left to support the joint. I was told by my consultant to cease all exercise and await a major hip revision. This took place in early May resulting in 5 hours of major surgery and major rehab to get back on my feet and I will not be back to woodland operations until January 2020. My architect submitted the full planning application in April and in reality had very little input from myself as I have been hors de combat and my husband has been looking after me full time and all the while trying to service his accountancy business. Our long term strategy is to wind down the existing accountancy business and to become full time foresters at Kahiwi Wood

I do not want a development plot or anything along such lines at my woodland, which I value too highly as native woodland and wish to continue to work it to maintain and enhance where ever possible its wonderful biodiversity.

I have always applied for prior notification approval for any works at my woodland, from the initial entrance track repair to our forestry storage shed and our approved but not yet erected composting toilet and open bay wood store. I was unaware that I needed prior notification approval to extend the hardstand for our trailer turning and wood stacking stands and apologise if I have been errant with this.

I have noted the issue of compensatory planting and as I do not own any other pieces of land which are not already woodland I am willing to accept the cost of £1200 per 0.1 hectare as a financial contribution.

In addition to this to reassure Moray Council of my intentions I would be happy for any dwelling to be tied to the woodland via a section 75 to ensure it cannot be sold off as a separate entity.

I hope the details noted above as well as all the supporting information submitted as part of the planning application can be taken into account and reviewed.

I have sent an email to David Hay regarding the above, however he is out of his office until 16<sup>th</sup> July so I have not had a chance to date to discuss any of the details etc with him

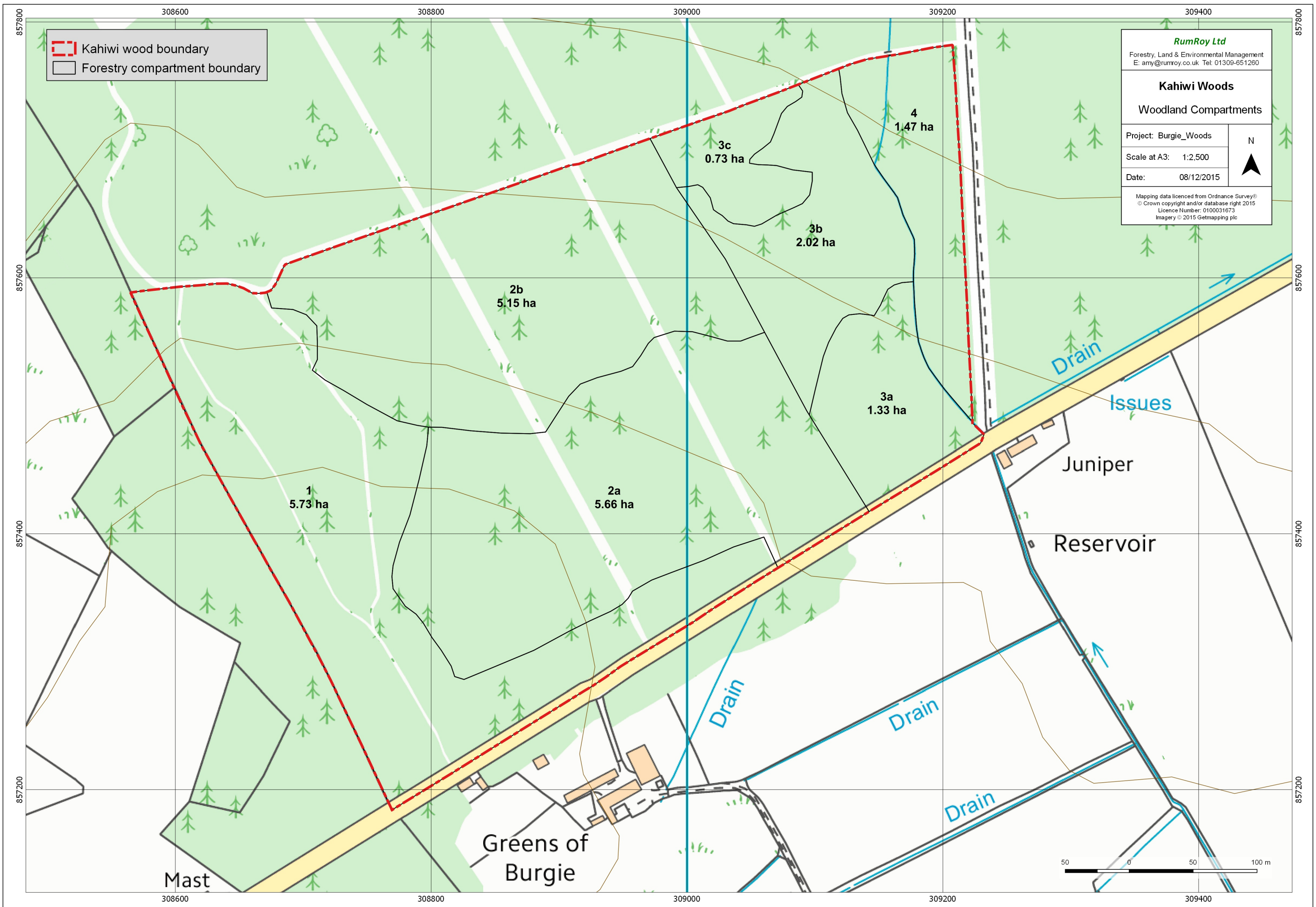
Yours sincerely


A black rectangular box used to redact the signature of Mrs Rhoda (Ray) McGaan.


Mrs Rhoda (Ray) McGaan








 Kahiwi wood boundary

 Forestry compartment boundary

**RumRoy Ltd**  
Forestry, Land & Environmental Management  
E: amy@rumroy.co.uk Tel: 01309-651260

**Kahiwi Woods**  
Woodland Compartments

Project: Burgie_Woods	 N
Scale at A3: 1:2,500	
Date: 08/12/2015	

Mapping data licenced from Ordnance Survey®  
© Crown copyright and/or database right 2015  
Licence Number: 0100031673  
Imagery © 2015 Getmapping plc









**Grampian Conservancy**

Portsoy Road  
Huntly  
AB54 4SJ

Mrs R McGaan  
78 Beech Avenue  
Nairn  
IV12 4SY

Tel 01466 794542  
Fax 01466 794986  
grampian.cons@forestry.gsi.gov.uk

Conservator  
James Nott

Date: 09/03/16

Dear Mrs McGaan

**Approval of Woodland Management Plan**

**Name of Plan: Kahiwi Wood**

**File Reference: MPL310042**

We hereby accept the management plan submitted to over operations on Kahiwi Wood. Please find enclosed a copy signed as approved for your records.

Please note that the FCS approval for the Plan begins on 09 March 2016 and expires 10 years after the approval date of this Plan on 09 March 2026.

Yours sincerely

For Conservator





Please refer to the Management Plan Guidance note for advice on how to complete your management plan.

You must submit the Management Plan before any related Forestry Grant Scheme application. We will not approve your grant application until your Management Plan has been approved.

## 1. Details

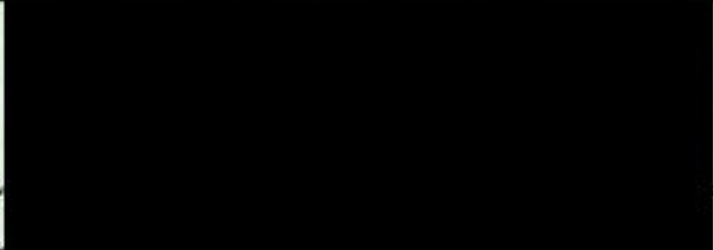
Management Plan Details			
Management Plan Name:	<b>Kahiwi Wood</b>		
Business Reference Number:	230911	Main Location Code:	602/0084
Grid Reference: (e.g. NH 234 567)	NJ 08966/57307	Nearest town or locality:	Califer, Burgie near FORRES
Local Authority:	MORAY		
Management Plan area (hectares):	22.08 hectares		
List associated maps:	<p>The maps appended (Appendix I) of accompanying Detailed Woodland Management Plan provide the following information:</p> <ul style="list-style-type: none"> <li>• Map 1 - Location</li> <li>• Map 2 - Compartment</li> <li>• Map 3 - Concepts</li> <li>• Map 4 - Felling &amp; Thinning Plan</li> <li>• Map 5 - Restocking Plan.</li> </ul>		

Owner's Details			
Title:	Mrs	Forename:	Rhoda
Surname:	McGaan		
Organisation:	Rhoda M L McGaan	Position:	Owner
Primary Contact Number:	[REDACTED]	Alternative Contact Number:	[REDACTED]
Email:	[REDACTED]		
Address:	78 Beech Avenue		
NAIRN			
Postcode:	IV12 4SY	Country:	Scotland





Agent's Details			
Title:		Forename:	
Surname:			
Organisation:		Position:	
Primary Contact Number:		Alternative Contact Number:	
Email:			
Address:			
Postcode:		Country:	

Approval - to be completed by FCS staff:			
Management Plan Reference Number:	MPH310042		
Plan Period: (ten years) (month/year)	From: 14, 3, 16	To: 14, 3, 26	
Operations Manager Signature:		Approval Date: (dd/mm/yyyy)	14, 3, 16





## 2. Woodland Description

Give information about the following:

- past management of the woodland
- current species and ages
- statutory and non-statutory constraints (e.g. designations, archaeological interests)
- existing or potential public access
- woodland protection

Use the [Land Information Search](#) to help you complete this section. For more detailed information on the Native Woodland Survey of Scotland use the [FC Map Viewer](#).

### 2.1 Maps required

Provide maps to support your plan, as outlined in the guidance note. Please list all of the maps that you are including with your management plan in section 1 Management Plan Details.

### 2.2 History of management

Kahiwi Wood is located in Morayshire, approximately 4 miles south-east of the small town of Forres.

Ordnance Survey Grid Reference: NJ 08966/57307

A Location Map is appended (Map 1) in The Accompanying Detailed Woodland Management Plan.

Kahiwi Wood is a privately-owned forestry plantation; which, under its previous ownership, formed part of a large mixed estate's commercial forestry holding. The area of woodland, extending to 22.08 hectares, forms part of the extensive contiguous block of predominantly commercial conifer forestry located in the mid reaches of Morayshire. This includes a number of private estates and large forest units commercially managed by Forestry Commission Scotland (Grampian Conservancy)

Surrounding the woodland block is prime arable agricultural land on the lower reaches to the north; and to the south, mixed arable farms and estates with riparian linkages and wooded fringes.

Kahiwi Wood is located towards the western boundary of the wider afforested area. The north, east and west boundaries of the woodland is formed by conifer plantation; the south boundary is formed by the boundary with the unclassified public road running west-east.

The local landscape is classified as 'Rolling Farmland and Forests' as defined in





'The Moray and Nairn Landscape Assessment'- SNH commissioned report (1998). This categorisation is found on the foothills of higher ground prevalent to the south in upland Moray. This landscape sits in the transition between the open fertile coastal plain of coastal farmland and the expansive open uplands.

The current woodland, Kahiwi Wood, previously known as South West Corner Burgie Wood, encompasses varying age-classes and species, was planted largely between 1970 and 1990 by Burgie Estate. Older parts of the Scots pine component have been subject to previous thinning but no follow up operations have been undertaken. Some beat up planting with Scots pine has been implemented during the last 5 - 8 years on areas where the initial Sitka spruce establishment has failed.

The transfer of ownership from Burgie Estate to Mrs R. McGaan took place during summer 2015.

No other details of historic management are currently available, although historic mapping provides an indication that the area has been afforested since at least the 19th Century.

Operational forest management is to be implemented entirely on an internal basis by the owner and associated family members. The labour intensive low impact silvicultural regime to be adopted throughout the woodland will create a significant presence on site by the owner and family members. This will in turn assist in deer management and the overall security of the woodland. When professional assistance is required it will be instructed where applicable and appropriate.

Kahiwi Wood is a planted mixed coniferous woodland, with a minor broadleaf component.

There are four main age-classes, ranging from around 45-50 years (P(1960-75) to 25 years (P1990). A small area of replacement Scots pine (SP) has also been implemented around 5 years ago in a section of failed Sitka spruce.

Sitka spruce (SS) and Scots Pine are the predominant species. Other species include European larch (EL), Noble fir (NF) and mixed broadleaves (MB), including Birch, Holly, rowan and willow. A complex mosaic of small glades exists in places resulting from planting failures (OG) – this aids the diversity present in the age structure of the woodland as a whole.

The Wind Hazard Classification for the woodland is relatively low, which will not restrict thinning. Soils are equally windfirm.

Although Kahiwi Wood is primarily a block of conifer plantation, there exists a pleasing diversity of age-class which provides scope for development of positive conservation and biodiversity enhancement to be incorporated into future management planning.

The woodland habitat therefore provides good potential habitat for encouraging a broad range of native mammals and bird species to both reside on and visit the





site.

## 2.3 Species and age

The Woodland Management Unit has been allocated into management units with common species and stocking characteristics (Map 2 in Detailed Woodland Management Plan).

### Management Unit 1 - 5.73 hectares

- Mid rotation Scots pine ca. 40-45 years old, with scattered larch and mixed broadleaves - birch, rowan, holly.
- Some existing glades, windblown in origin;
- tree form average for age and stocking density – good final logging potential with implementation of appropriate sensitive management.
- Peridermium Pini (resin top disease) is fairly widespread (see Section 5.4, below) - disease controllable by implementation of sensitive thinning.
- Standing deadwood present - for retention.
- Grasses predominate, with some gorse incursion.
- Heather and blaeberry present in places - management to aid expansion by micro-management intervention.

### Management Unit 2A - 5.66 hectares

- Matrix of Scots pine, interspersed with scattered individual stems and groups of Sitka Spruce. Ca 22-25 years old.
- Scattered groups and individual stems of pinewood-compatible broadleaves, with scattered juniper present.
- NVC (National Vegetation Classification) W18 type woodland refers.

### Management Unit 2B - 5.15 hectares

- Matrix of Scots pine, interspersed with scattered individual stems and groups of Sitka spruce. Ca 22-25 years old.
- Scattered groups and individual stems of pinewood-compatible broadleaves, with scattered juniper present.
- Slow establishment - average of around 7 years or so in development behind compartment 2a - due to poorer soils
- Crop smaller than Management Unit 2A
- More glades are present than in Management Unit A.





## Management Unit 3A - 1.33 hectares

- Matrix of planted Sitka spruce, with scattered broadleaves under current suppression by the conifer matrix. Approximately 25 years old.
- Fairly fertile area.
- Closed spruce canopy has eradicated most ground vegetation
- Grasses and herbs would more than likely re-establish if spruce crop were to be removed.

## Management Unit 3B - 2.02 hectares

- Spruce establishing with minor areas of failure - as such, mosaic of small, interconnected glades present.
- Heather and associated mosses predominate.

## Management Unit 3C - 0.73 hectares

- Significant failure of Sitka spruce resulting in subsequent beating up with Scots Pine on cultivated mounds.
- Vermin browsing has reduced Scots pine stocking.
- Heather and associated mosses predominate.

## Management Unit 4 - 1.47 hectares

- Mixed conifer planting Sitka spruce and noble fir in equal proportion. Other species present include individual broadleaves, mainly birch and larch with secondary oak and ash. A minor component of juniper is also present.
- Planted conifers, approximately 25 years old.
- Trees are in good health, with full stocking depleted by small glades throughout. The western watercourse corridor fringe is largely clear of conifer growth.
- The existing mixture of conifers present is now rarely planted. Noble Fir is a species with low timber value, due to its brittle wood fibre composition. Subjectively, however, it forms a handsome, characterful tree worthy of retention. It is windfirm, generally of constant upright form, and its large cones are favoured by red squirrel as a food source.
- The predominant ground flora is heather, with grasses replacing in denser conifer groupings.





## 2.4 Constraints and designations

Use of the Kahiwi Wood is currently limited to minor woodland management operations implemented by the owners and their immediate family members. No other usage, such as recreational use by members of the public, is known to take place. Recreational horse riding, however, does take place on roads and tracks in the woodland blocks adjacent, as does deer control.

Shooting rights are held by the woodland owner and a programme of sustainable deer control will be implemented by a fully qualified and licensed deer controller. Deer cull returns are required to be notified under statute to Scottish Natural Heritage on an annual basis.

There are no existing grants or licences currently apportioned to the Woodland.  
(Source: FCS Land Information Search [2015]).

No formal designations or classifications are known to affect the woodland area.  
(Source: Scottish Natural Heritage [2015]).

### Health & Safety

All activities that take place within Kahiwi Wood are subject to risk assessment and site inspection processes, in line with current Health & Safety Policy.

Standing trees adjacent to public roads will be subject to regular health inspections.

### Constraints

Constraints include: proximity to paths and highways, proximity to overhead electricity cables.

### Illegal Behaviour

Illegal behaviour is not considered to be at a high enough level to pose a threat to the woodland. Any material found present on site is quickly uplifted and disposed off appropriately. Some minor fly-tipping takes place, as does some littering. It should be noted however that illegal behaviour has been recorded on the neighbouring woodland during the last twelve months with stacked timber being stolen from site.

### Pests & Diseases

There are no current notifiable pests or diseases knowingly present within Kahiwi Wood. However further inspection and on-going monitoring will take place on a regular basis to assess the condition of the trees within the wood for any signs of damage or disease. Diligence with bio-security and hygiene when visiting the wood will be implemented as a matter of routine.

## 2.5 Public access





There are no classified rights of way or known permissive paths located within Kahiwi Wood. The woodland block is also not currently served by any formal forest tracks or road. Source: FCS Land Information Search (2015).

Access to the woodland travelling from Forres is initially via the B9010 and then via the unclassified public road signposted for the well-known local visitor attraction - Califer Viewpoint. Direct access to the woodland block is from the unclassified road approximately 500 metres east of the viewpoint entrance, via an existing formed hard standing, a padlocked barrier is in place.

The location of the woodland is close to large significant areas of woodland with extensive public access provision; for example, the Forestry Commission sites at Culbin Forest and Monaughty Forest. It is not therefore intended to encourage access.

However, under the Land Reform (Scotland) Act (2003), the general public have a right to freedom of access onto private ground as long as this is undertaken responsibly, as per outlined within the Scottish Outdoor Access Code.

## 2.6 Woodland Protection

### Plant Health (including tree health and invasive or noxious plants)

The forest offers conifer stands of mixed species with variations in age and size classes. Small areas of planted and sporadic naturally regenerating broadleaves contribute to the woodland structure and its biodiversity. There is limited open ground, restricted to predominantly narrow rides and the public roadside verge. Randomly varying establishment of Sitka spruce has facilitated the development of a diversity of tree sizes, maintained within a matrix of small open glades.

There are no current notifiable pests or diseases knowingly present within Kahiwi Wood. However further inspection and on-going monitoring will take place on a regular basis to assess the condition of the trees within the wood for any signs of damage or disease.

The woodland is categorised as a coniferous plantation habitat type, as per the East Scotland Local Biodiversity Action Plan (LBAP) which covers Aberdeen, Aberdeenshire and Moray. Within this habitat type a number of UK Biodiversity Action Plan Priority Species are potentially likely to be present, in or within the environs of the woodland. Woodland management operations implemented will take full account of the conservation and enhancement of all species present.





## Deer, Livestock and other mammals

Potential suitable habitats for several protected species exist throughout the woodland.

For example, mammals such as red squirrel (*Sciurus vulgaris*); pine marten (*Martes martes*); badger (*Meles meles*), and Scottish wildcat (*Felis silvestris silvestris*); bird species such as black grouse (*Tetrao tetrix*), capercaillie (*Tetrao urogallus*) and Scottish cross-bill (*Loxia curvirostra*); plant species such as Juniper (*Juniperus communis*); twinflower, various pinewood orchid and wintergreen spp.

Capercaillie and grouse are known to lek on and in woodlands and moorland in the surrounding district.

A comprehensive walkover survey of relevant areas will be undertaken prior to any woodland operations that could cause disturbance or damage. Appropriate measures will be put in place for any constraint discovered.

Further mammals have also been noted as present within Kahiwi Wood and include: roe deer, rabbits, hare, fox, stoat and weasel. No systematic information is currently available on small mammals such as voles, shrews, and field mice, however they have been observed and most probably support the presence of owls and other raptors.

A wide range of woodland dwelling birds are present within the Kahiwi wood. Common passerine species present include: song and mistle thrush, tree sparrow, chaffinch, greenfinch, wood pigeon, siskin, and various titmice spp. Corvids present include jackdaw, jay and various crow spp. Other woodland bird species which may inhabit the wood could include great spotted woodpecker, wild pheasant and woodcock. The woodland will also potentially support a range of raptors, a number of which may be classified as protected species

A range of ground flora is present within Kahiwi Wood, predominantly consisting of a mosaic of heather, blaeberry and grasses; with heather being progressively suppressed through lack of light by the closing canopy. Gorse spp., broom and whin, have also established in the more open western





sections. Woodland flowers are also present, and include honeysuckle and woodland orchids. No formal vegetation survey has been carried out within the woodland.

Woodland management operations implemented will take full account of the conservation and enhancement of native flora present, and specific measures will also take place to remove and eradicate invasive weeds and scrub growth.

## Grey Squirrels

No grey squirrels have been found in the woodland

## Water & Soil (soil erosion, acidification of water, pollution etc.)

**Geology and Soils** - The predominate underlying soils are sedimentary in origin - Till Diamication (pale brown, fine grain sand) with an underlying bedrock of Grampian Group Psammite and semipelite. Source: British Geological Survey, Geology of Britain Viewer.

The woodland lies on generally gently sloping ground of northern aspect with no distinct geological features.

**Topography, Aspect and Elevation** - The area is of even gradient and occupies a gentle northern aspect. The elevation of the Woodland Management Unit (WMU) ranges from 200metres in the south to 100 metres in the north above sea level.

Exposure is moderate to high in relation to local topography.

**Hydrology** - No major watercourses are located within or nearby the woodland. The River Lossie valley is located five kilometres to the south and east.

The woodland is a naturally free-draining site and has benefited from previous conventional single furrow ploughing cultivation - a system of open drains is present. Located towards the eastern boundary is a small drainage burn. This is free-draining and provides positive environmental diversity to the woodland block.

## Environment (flooding, wind damage, fire, invasive species etc.)

**Windthrow Hazard Classifications** indicates that the woodland lies in an area estimated to range from 3 to 5 (using the SAMS scoring system). There are maturing sections of the wood which are now considered susceptible to windblow and this is demonstrated by the small patches of damage present towards the western boundary.

No non-native species (other than planted conifers) have as yet been identified as being present within Kahiwi Wood. Should any such species, whether floral or faunal, be identified, they will be dealt with swiftly to maintain the integrity of the woodland in line with the aims and objectives of management.





Deadwood is an important habitat and contributes significantly to biodiversity, and its maintenance with woodlands is an UK Woodland Assurance Standard compliance requirement. The management of Kahiwi Wood will therefore allow for retention of significant amounts of deadwood. Specifically, deadwood (both standing and fallen) will be retained wherever possible.

## Climate Change Resilience (provenance, lack of diversity, uniform structure)

### Climate

The following data for the approximate location is extracted from UK mapped averages for between 1981 and 2010.

Source: Met Office, <http://www.metoffice.gov.uk/public/weather/climate>:

- § Mean temperature between 9 and 10 °C
- § 60 to 80 days of air frost
- § 125 to 150 days of ground frost
- § 10 to 20 days snow lying.
- § 1200 to 1300 hours sunshine duration
- § 700 to 800 millimetres of rainfall
- § 130 to 140 days of rainfall ( $\geq 1$  mm)
- § Mean wind speed between 8-10 knots

## 3. Vision and Objectives

Tell us how you intend to manage the woodland in the long term and your goals for its development.

### 3.1 Vision

Describe your long term vision for the woodland(s).

The management plan for Kahiwi Wood aims in its objective to restructure over the longer term 22.08 hectares of woodland, planted with purely commercial aims, into a more biodiversically sustainable asset that is more acceptable to both the environment and local wildlife.

The main aims for Kahiwi Wood are to gradually restructure the woodland over the longer term, using a labour intensive sympathetic low impact silvicultural regime; and to develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber production.

The woodland block carries varying growth patterns that can be utilised to advantage to maximise the potential for smaller-scale harvesting to be employed, plus permit in general a more gradual, 'micro-approach' to management





implementation of inputs.

The Woodland Management Unit (WMU) area has been allocated into submanagement units with common species and stocking characteristics. These allocations should also advance the facilitation of possible Forestry Commission grant aid assistance under the auspices of the Scottish Rural Development Programme, if so desired.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan and that of its successor, i.e. 20 years.

The long-term management aims for Kahiwi Wood are:

- § To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.
- § To prioritise native species in keeping with the environmental attributes of the site.
- § To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.
- § To encourage the on-site habitat development of indigenous flora and fauna.
- § To maintain the economic viability of the woodland.
- § To maintain and enhance the amenity interest.
- § To maintain and enhance the landscape interest.
- § To work with the latest FC guidelines and nature conservation recommendations.

## 3.2 Management objectives

Give your objectives of management and also how you will manage the woodland sustainably. Your objectives should be specific and you should also be able to measure their outcomes.

No.	Objectives (including environmental, economic and social considerations)
1	To produce a range of timber products which will meet market requirements on a sustainable basis.
2	To develop a relatively steady, modest timber revenues on a micro-basis to minimise adverse disturbance to woodland environment.
3	To ensure satisfactory development of the stands of trees by regular selective thinning.





No.	Objectives (including environmental, economic and social considerations)
4	To maintain habitats for wildlife and extend and introduce areas of mixed native broadleaves species and open ground.
5	To implement monitoring of key species and impact of management activities. To minimise the use of herbicides and insecticides. The removal of any invasive exotic woodland species if in conflict with environmental objectives.  To comply with the UK Forestry Standard and UK Wood Assurance Standard in all forestry planning and operations.

## 4. Stakeholder Engagement (if required)

This may be required depending on the work you intend on carrying out in the woodland and the constraints or designations that have been identified.

Individual/ Organisation	Date contacted	Date feedback received	Response	Action

## 5. Analysis and Management Strategy

Analyse the information from the previous sections and identify how to make best use of your woodland and its resources to achieve your objectives.

### 5.1 Constraints and Opportunities

Using the table below analyse any issues raised or relevant features within your woodland and record the constraints and opportunities.

Feature/Issue	Constraint	Opportunity
REFER SECTION 8.2 TO	8.7.7 OF ATTACHED	DETAILED WOODLAND MANAGEMENT PLAN





Additional detail:		

## 5.2 Management Strategy

Following your analysis, provide a broad statement describing your management strategy. Consider all aspects (economics, access, biodiversity, landscape) and pay particular attention to your silvicultural strategy for meeting your management objectives.

This management plan aims in its objective to provide the operational framework by which woodland restructuring can be facilitated over the medium and longer term.

The 22.08 hectares identified as Kahiwi Wood is a stand-alone management unit, initially planted with a purely commercial aims. Under new ownership however, the main focus of woodland management is to gradually and sensitively diversify the existing woodland via its restructuring.

In facilitating this goal, Kahiwi Wood carries varying growth patterns that can be utilised to advantage to maximise the potential for smaller-scale harvesting to be employed, thus permitting a more gradual, 'micro-approach' to management implementation of inputs.

In view of the wide-ranging management objectives listed in 3.2 above, the management prescriptions for sustainable woodland management for the initial 10 year management term period, 2016 – 2026, are detailed below.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan and that of its successor, i.e. 20 years.

## 6. Management Proposals

Tell us the management operations you intend to carry out over the next 10 years to help meet your management objectives for the woodland.

Central to the management strategy for Kahiwi Wood is the intention to implement from an early stage in the first term of management planning, a Low Impact Silvicultural Policy (LISS) throughout the entirety of the management unit. This offers an alternative to the more intrusive block clearfelling regimes prevalent in purely commercial forest units.

Detailed within Table A, Appendix I of accompanying Detailed Woodland Management Plan, is a sub-compartment summary of these proposed operations.

Felling, thinning and restructuring proposals are outlined in Maps 4 & 5 in the accompanying Detailed Woodland Management Plan.







# **Consultee Comments for Planning Application 19/00452/APP**

## **Application Summary**

Application Number: 19/00452/APP

Address: Site At Kahiwi Wood Califer Hill Forres Moray

Proposal: Erect detached dwellinghouse on

Case Officer: Shona Strachan

## **Consultee Details**

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: clconsultations@moray.gov.uk

On Behalf Of: Contaminated Land

## **Comments**

Approved Unconditionally

Adrian Muscutt



**From:** DeveloperObligations  
**Sent:** 22 May 2019 10:28:22 +0100  
**To:** Shona Strachan  
**Cc:** DC-General Enquiries  
**Subject:** 19/00452/APP Erect detached dwellinghouse on Site at Kahiwi Wood, Califer Hill, Forres  
**Attachments:** 19-00452-APP Erect detached dwellinghouse on Site at Kahiwi Wood, Califer Hill, Forres.pdf

Hi

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the agent.

Regards  
Hilda

**Hilda Puskas** | Developer Obligations Officer (Development Planning & Facilitation) |  
Development Services  
[hilda.puskas@moray.gov.uk](mailto:hilda.puskas@moray.gov.uk) | [website](#) | [facebook](#) | [moray council planning facebook](#) | [twitter](#) |  
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**moray**  
council





# Developer Obligations: ASSESSMENT REPORT



**moray**  
council

**Date:** 22/05/2019

**Reference:** 19/00452/APP

**Description:** Erect detached dwellinghouse on Site at Kahiwi Wood, Califer Hill, Forres

**Applicant:** Mrs Ray McGaan

**Agent:** Cameron Architectural Design Ltd

This assessment has been carried out by Moray Council. This assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 1 March 2018.

The LDP and SG can be found at

[http://www.moray.gov.uk/moray\\_standard/page\\_100443.html](http://www.moray.gov.uk/moray_standard/page_100443.html)

## Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	Nil
Healthcare ( <i>Contribution towards extension at Forres Health Centre, 2 Additional Dental Chairs and reconfiguration to existing Pharmacy outlets</i> )	
Sports and Recreation ( <i>Contribution towards 3G pitch in Forres</i> )	
<b>Total Developer Obligations</b>	

## Breakdown of Calculation

Proposals are assessed on the basis of Standard Residential Unit Equivalents (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

1 bed= 0.6 SRUE

This assessment is therefore based on 0.6 SRUE.

### Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the contribution for single unit developments to reflect their small scale nature.



**Moray Council DEVELOPER OBLIGATIONS**



## INFRASTRUCTURE

### Education

#### **Primary Education**

Please note that 1 bed units are not included within any calculations for education infrastructure mitigation as 1 bed units are not assumed to generate any pupils.

**Contribution towards Primary Education = Nil**

#### **Secondary Education**

Please note that 1 bed units are not included within any calculations for education infrastructure mitigation as 1 bed units are not assumed to generate any pupils.

**Contribution towards Secondary Education = Nil**

### Transport

The Moray Council Transportation Services has confirmed that no developer obligations will be sought for this proposal.

**Contributions towards Transport = Nil**

### Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per General Practitioner (GP) and floorspace requirement per GP is 271m<sup>2</sup>.

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications

for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons -Census 2011).

Forres Health Centre is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Forres Health Centre is working at design capacity and existing space will be required to be extended and that 2 Additional Dental Chairs and reconfiguration to existing Pharmacy outlets will be required.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE for the healthcentre and additional dental chairs each and [REDACTED] per SRUE for the pharmacy.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Contribution towards Healthcare= [REDACTED]**

### Sports and Recreational Facilities

#### *Sports and Recreation Facilities*

The nearest sports and recreational facilities that serve this development are located in Forres. The Moray Local Development Plan 2015 identifies a requirement for new development to contribute towards additional capacity of sports and recreational facilities. As set out in the Review of Sport, Leisure and Recreation Provision in Moray





(April 2014), current pitch provision in Forres falls below national standards in terms of both quantity and quality. The Review set out the preference is to provide synthetic grass pitches given the ever improving developments of synthetic turf technology, flexibility offered by the surface in terms of game size and capacity for repeated play without detrimental effect.

Moray's provision of synthetic grass pitches is 0.55 (5 x 3G pitches/90,000 population), which is significantly lower than the national average of 0.7 pitches per 10,000 population. Moray Council has agreed that the Council aim is to provide every secondary school with convenient/adjacent access to a 3G pitch given that Sports Scotland stipulates that pitches should be adjacent to schools. Therefore, contributions will be sought towards a 3G pitch in Forres on the following basis:

[REDACTED]

[REDACTED]

**Contribution for Sports and Recreation  
Facilities =** [REDACTED]





## TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

## PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

## INDEXATION

Developer obligations towards Moray Council infrastructure are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2017 and obligations towards NHS Grampian infrastructure are index linked to All in Tender

Price Index (TPI) as published by the Royal Institute of Chartered Surveyors (RICS) from Q2, 2017.





# **Consultee Comments for Planning Application 19/00452/APP**

## **Application Summary**

Application Number: 19/00452/APP

Address: Site At Kahiwi Wood Califer Hill Forres Moray

Proposal: Erect detached dwellinghouse on

Case Officer: Shona Strachan

## **Consultee Details**

Name: Mr EH Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: ehplanning.consultations@moray.gov.uk

On Behalf Of: Environmental Health C12

## **Comments**

Approved Unconditionally

Andrew Stewart



## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** The Moray Council, Flood Risk Management

**Planning Application Ref. No:** 19/00452/APP

Erect detached dwellinghouse on Site At Kahiwi Wood, Califer Hil, Forres, Moray

I have the following comments to make on the application:-

**Please**

**x**

- |     |   |                                     |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below   | <input type="checkbox"/>            |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input checked="" type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/>            |
| (d) | Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>            |

Contact: Kenna Warren

Date: 30 May 2019

E-mail address: [kenna.warren@moray.gov.uk](mailto:kenna.warren@moray.gov.uk) Phone No: 01343 563762

**Consultee:** The Moray Council, Flood Risk Management





22<sup>nd</sup> May 2019

Moray Council  
Council Office High Street  
Elgin  
IV30 9BX

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Local Planner

**IV36 Forres Kahiwi Wood Site At**  
**PLANNING APPLICATION NUMBER: 19/00452/APP**  
**OUR REFERENCE: 777365**  
**PROPOSAL: Erect detached dwellinghouse**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

#### **Water**

- This proposed development will be fed from GLENLATTERACH Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link  
[www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application](http://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application)

#### **Foul**

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

**The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.**

#### **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

**General notes:**

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

**Site Investigation Services (UK) Ltd**

**Tel: 0333 123 1223**

**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**

**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

## Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.



The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely

**Pamela Strachan**  
Planning Consultations Administrator

## **REPORT OF HANDLING**

<b>Ref No:</b>	19/00452/APP	<b>Officer:</b>	Shona Strachan
<b>Proposal Description/ Address</b>	Erect detached dwellinghouse on Site At Kahiwi Wood Califer Hill Forres Moray		
<b>Date:</b>	10/07/19	<b>Typist Initials:</b>	FJA

### **RECOMMENDATION**

<b>Approve, without or with condition(s) listed below</b>		
<b>Refuse, subject to reason(s) listed below</b>		Y
<b>Legal Agreement required e.g. S,75</b>		
<b>Notification to Scottish Ministers/Historic Scotland</b>		
<b>Hearing requirements</b>	<b>Departure</b>	
	<b>Pre-determination</b>	

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Health Manager	21/05/19	No objection
Contaminated Land	21/05/19	No objection
Transportation Manager	10/06/19	No objection subject to conditions and informatives
Scottish Water	22/05/19	No objection but this does not guarantee connection to Scottish Water infrastructure.
MOD Safeguarding - Statutory	01/07/19	The response confirms there are no safeguarding objections
Scottish Forestry	07/06/19	Objection, the consultation response highlights the presumption against development in line with national and local policies E4 Trees and Development and ER2 Development in Woodlands.
Moray Flood Risk Management	30/05/19	No objection
Planning And Development Obligations	22/05/19	Confirms obligation in relation Healthcare provision and sports & recreation

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H7: New Housing in the Open Countryside	Y	
E4: Trees and Development	Y	

ER2: Development in Woodlands	Y	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	N	
IMP3: Developer Obligations	N	
2020 Proposed Local Development Plan	N	
PP1 Placemaking	N	
PP2 Sustainable Economic Growth	N	
PP3 Infrastructure & Services	N	
DP1 Development Principles	N	
DP4 Rural Housing	N	
EP7 Forestry, Woodlands and Trees	N	
EP13 Foul Drainage	N	
EP14 Pollution, Contamination & Hazards.	N	

## REPRESENTATIONS

Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires applications to be determined in accordance with the Development Plan i.e. the adopted Moray Local Plan 2015 (MLDP) unless material considerations indicate otherwise.

On 18 December 2018, at a special meeting of the Planning and Regulatory Services Committee, the Proposed Plan was approved as the "settled view" of the Council and minimal weight will be given to the Proposed Plan, with the 2015 MLDP being the primary consideration.

### Proposal

Planning permission is sought for the erection of a detached dwellinghouse on Site at Kahiwi Wood Califer Hill, Forres.

The proposed dwelling is a modest one bedroom dwelling with narrow spans reflecting traditional form and proportions with a modest ridge height. The design incorporates a front entrance porch. The proposed material finishes are vertical larch cladding for the walls and metal profiled sheets for the roof. Windows and doors will be painted timber.

The proposed dwelling will connect to the public water supply. Foul water will be managed via a treatment plant which will discharge to a soakaway and there will be a separate onsite surface water soakaway. The dwelling would be served by the existing site access of the U94E unclassified road which is located to the south of the site. Some small scale ground regrading is proposed to accommodate the dwelling on the site.

### **Site Characteristics**

Extending to approximately 5014.00 sq m the site is an irregular shaped parcel of land which is located on an existing area of hardstanding located within a conifer woodland known as Kahiwi Woods which is part of the National Forest Inventory. This means the land use of the site is woodland. The woodland at this location extends to the north of the public road. The nearest residential neighbours to the site are located to the south west of the site on the other of the public road.

The planning history for the site relates to forestry prior notifications for the erection of forestry sheds and to carry out access repairs as part of woodland management.

### **Policy Assessment**

**Impact of the development, Siting Considerations: Policies E4 Trees and Development, ER2 Development in Woodlands, Policy IMP1 Development Requirements and Supplementary Guidance Trees and Development**

Policy ER2 Development in Woodlands: Development which involves the loss of woodlands will be refused where the development would result in unacceptable adverse effects on the amenity, landscape, biodiversity, economic or recreational value of the woodland or prejudice the management of the forest. Woodland removal will only be supported where it can be demonstrated that the impact on the woodland is clearly outweighed by social or economic benefits of national, regional and local importance, and if a programme of proportionate compensatory planting has been agreed with the Planning Authority.

It is further advised in the policy justification that: Woodland removal for the terms of this policy is defined as the permanent removal of woodland for the purposes of conversion to another land use.

Policy E4 Trees and Development advises: Woodland removal will only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting.

The related Supplementary Guidance on Trees and Development which supports Policies ER2 and E4 provides further clarification on the planning policy requirements to protect and enhance trees and woodland advising that: "the cumulative loss of woodlands to development is resulting in a significant loss of woodlands in Moray" (page 1). The Supplementary Guidance highlights the key role trees have in mitigating climate change by helping to absorb carbon dioxide. It is also highlighted that as a signatory to the Climate Change Convention, Moray Council has an obligation to promote the protection of trees for their collective role as 'carbon sinks' (page 1).

Further clarification is also provided on compensatory planting requirements, advising that development proposals which involve the loss of 0.1 hectare or more of woodland require compensatory planting to mitigate the effects of woodland removal and that compensatory planting must be provided on a like for like basis.

Policies ER2 and E4 and the related Supplementary Guidance Trees and Development are informed by the Scottish Government's Control of Woodland Removal Policy which has a strong presumption in favour of protecting woodland resource and advises that woodland removal should be kept to a minimum and where woodland is felled, it should be replanted.

Policy H7 Housing in the Countryside: advises that proposals that involve the loss of woodland will be assessed against Policy ER2 and must take account of the Supplementary Guidance on Trees and Development.

Policy IMP1 Development Requirements: seeks compatibility in terms of scale, density and character, requiring new development to integrate into the surrounding landscape and be sensitively sited, designed and serviced appropriate to the amenity and character of the area.

In their consultation response Scottish Forestry advises that this site (and the rest of Kahiwi Wood) is shown on the National Forest Inventory as conifer woodland, predominantly Scots pine. The application site is part of the Native Woodland Habitat Network and is classified as a secondary zone for this network. The site is also identified on the Ancient Woodland Inventory as being Long Established of Plantation Origin (woodland since at least 1860), the long history of woodland cover on this site adds to its value for biodiversity.

Therefore, in this instance, the aforementioned woodland characteristics along with the significant policy support for the retention of woodland resource by local and national planning policy means that there is a strong presumption against the woodland loss associated with this application because regardless of any existing woodland clearing and hardstanding area on the site, the land use of the site is forestry and should be retained as such. Therefore this proposal if approved would be contrary to the provisions of Policies E4 Trees and Development, ER2 Development in Woodlands, Policy H7 Housing in the Countryside, Policy IMP1 Development Requirements and Supplementary Guidance Trees and Development.

It is noted here: that during the course of the application the applicant has confirmed that they would accept compensatory planting requirements on a like for like basis and this would be addressed via a financial contribution. However, this does not override the unacceptable nature of this proposal which would result in the loss of woodland to residential land use.

### **Housing in the Countryside Policy H7 Considerations**

Policy H7 Housing in the Countryside: advises that proposals that involve the loss of woodland will be assessed against Policy ER2 and must take account of the Supplementary Guidance on Trees and Development.

The siting consideration in the assessment of this proposal is the unacceptable change in land use from woodland to residential associated with this planning application. The proposal is therefore contrary to the provisions of Policies E4 Trees and Development, ER2 Development in Woodlands, Policy H7 Housing in the Countryside, Policy IMP1 Development Requirements and Supplementary Guidance Trees and Development.

Whilst the proposal is able to satisfy the design requirements of Policy H7, this does not override the unacceptable siting of the proposal in this existing woodland.

### **Water and Drainage (EP5 and EP10)**

The proposed dwelling will connect to the public water supply. Foul water will be managed via a treatment plant which will discharge to a soakaway and there will be a separate onsite surface water soakaway.

The application has been supported by Drainage Assessment which has been accessed and

accepted by Moray Flood Risk Management. It is also noted that the detailed arrangements for water and drainage (foul and surface water) will be subject to the requirements of Scottish water and Building Standards but the proposal satisfies the requirements of policy EP5 and EP10 and is acceptable in this regard.

### Access and Parking (T2 and T5)

The Transportation Service has raised no objection to the proposal in terms of access and parking subject to conditions relating to the provision and maintenance of the required visibility splay, provision of a passing place, access specification and boundary requirements as well as onsite parking and turning provision. Based on these requirements, the proposal would satisfy the requirements of Policies T2 and T5. However, it is noted here that compliance with transport policies is separate from the main objection to this proposal in terms of its inappropriate siting/location.

### Developer Obligations (IMP3)

An assessment has been carried out in relation to Policy IMP3 Developer Obligations and associated Supplementary Guidance on Developer Obligations. The assessment identifies that an obligation towards healthcare, and, sport and recreation is required.

The agent has confirmed acceptance of the identified obligations adding that the obligations would be settled up-front before the issue of any planning consent. This acceptance of developer obligations is separate to the unacceptable nature of the proposal based upon its location/siting characteristics.

### Conclusion

The application is considered to result in an unacceptable form of development which does not comply with the provisions of the Moray Local Development Plan 2015. The application is therefore refused.

### Recommendation

Refuse

## OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

Scottish Government's Control of Woodland Removal Policy

HISTORY				
Reference No.	Description			
18/01503/PE	Proposed dwellinghouse and workshop to maintain and running forestry business at Kahiwi Wood Califer Hill Rafford Moray			
	Decision	ID/PE Answered	Date Of Decision	01/02/19
18/00408/PNOT	Erect forestry shed and store at Site At Southwest Corner Of Burgie Wood Forres Moray			
	Decision	Permitted	Date Of Decision	19/04/18
18/01210/PNOT	Erect composting toilet at Welfare Facility at Kahiwi Wood Forres Moray			
	Decision	Permitted	Date Of Decision	09/11/18
19/00256/PNOT	Erect forestry related building at Kahiwi Wood Forres Moray			
	Decision	Permitted	Date Of Decision	04/04/19

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ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Forres Gazette	Neighbour Notification not possible	18/06/19
PINS	Neighbour Notification not possible	18/06/19

DEVELOPER CONTRIBUTIONS (PGU)	
Status	CONT SOUGHT

DOCUMENTS, ASSESSMENTS etc. *		
* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc		
Supporting information submitted with application?	YES	NO
Summary of main issues raised in each statement/assessment/report		
Document Name:	Design statement for proposed dwellinghouse and workshops	
Main Issues:	Advises that the house site is required to support the forest management of Kahiwi Wood.	
Document Name:	Site Investigation and Drainage Assessment	
Main Issues:	Assesses the suitability of the site to accommodate the level of drainage necessary to serve the proposed development.	
Document Name:	Woodland Management Plan	
Main Issues:	Provides details of the approved Scottish Forestry 10 Management Plan for the management and operation of Kahiwi Wood.	
Document Name:	Supporting Letter from Applicant	
Main Issues:	Provides comments in support of the application from Applicant. The letter also confirms that compensatory planting requirements would be addressed via a financial contribution.	

S.75 AGREEMENT		
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		



<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS</b> (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			



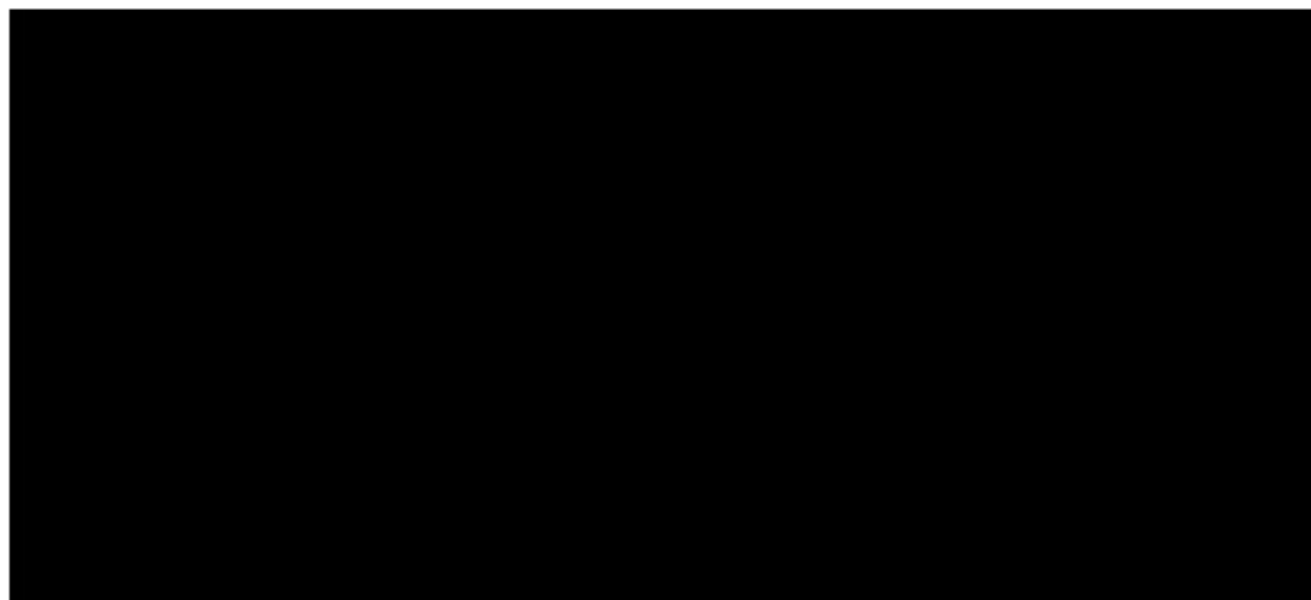


**MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Forres]  
Application for Planning Permission**

TO

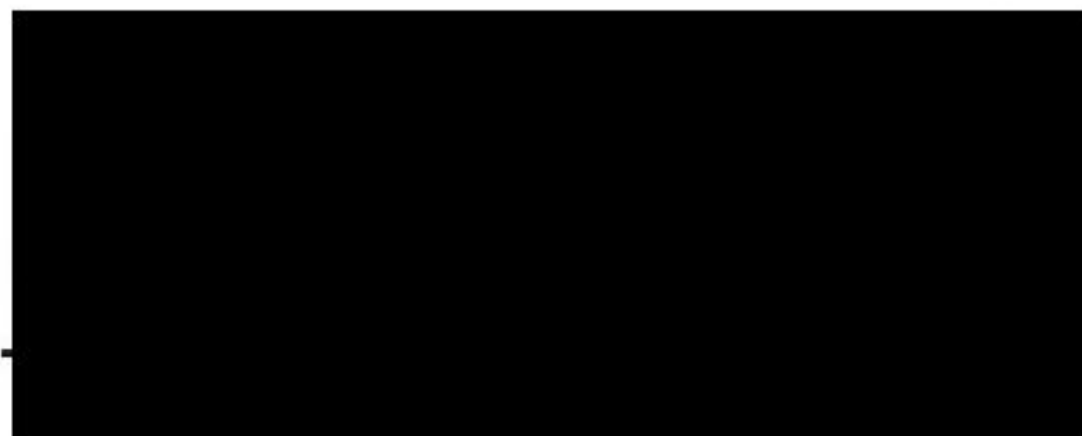


With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect detached dwellinghouse on Site At Kahiwi Wood Califer Hill Forres  
Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **10 July 2019**



**HEAD OF DEVELOPMENT SERVICES**

Environmental Services Department

Moray Council

Council Office

High Street

ELGIN

Moray IV30 1BX

**IMPORTANT**  
**YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW**

**SCHEDULE OF REASON(S) FOR REFUSAL**

By this Notice, Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies E4, ER2, H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance "Trees and Development" because:

The application would result in the unacceptable change in land use from woodland to residential use causing the loss of woodland resource in this existing woodland location which is part of the National Forest Inventory. The proposal is therefore contrary to the provisions of Policies E4 Trees and Development, ER2 Development in Woodlands, Policy H7 Housing in the Countryside, Policy IMP1 Development Requirements and associated Supplementary Guidance Trees and Development.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

The following plans and drawings form part of the decision:-

Reference	Version	Title
CAD-142-003		Location plan
CAD-142-005		Elevations and floor plan
CAD-142-006		Visibility splay
CAD-142-002	A	Location plan
CAD-142-001	C	Site plan

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,  
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

N/A

**NOTICE OF APPEAL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk)

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.





## **APPENDIX 2**

# **NOTICE OF REVIEW, GROUNDS FOR REVIEW & SUPPORTING DOCUMENTS**







The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100161867-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Cameron Architectural Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	
Last Name: *	Cameron	Building Number:	57
Telephone Number: *	07792965750	Address 1 (Street): *	Lochalsh Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Inverness
Fax Number:		Country: *	Scotland
		Postcode: *	IV3 8HW
Email Address: *	scott@cameronad.com		

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Dunvegan"/>
First Name: *	<input type="text" value="Ray"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McGaan"/>	Address 1 (Street): *	<input type="text" value="Binsness"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Forres"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Moray"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="IV36 2SP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Moray Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="857332"/>	Easting	<input type="text" value="308924"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Erection of detached dwelling at Kahiwi Wood in relation to management of woodland

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see 'cover letter' uploaded as part of the supporting documents which provides extensive detail for the reasoning of the notice of review.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Cover letter Low impact silviculture woodland management plan Design statement Kahiwi wood business plan Financial projection MC planning letter Kahiwi air photo Kahiwi wood map FC approved plan Drainage report CAD-142-001 CAD-142-002 CAD-142-003 CAD-142-005 CAD-142-006

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/00452/APP

What date was the application submitted to the planning authority? \*

14/05/2019

What date was the decision issued by the planning authority? \*

10/07/2019

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit with the applicant present would benefit all parties. This would allow the applicant to demonstrate why the site needs to be laid out in a specific manner and why it needs to be of a certain size (space for vehicles turning, timber lay down areas of certain lengths etc).

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site has a locked barrier and as mentioned in previous point, having the applicant present would benefit all parties as they can clearly demonstrate why the site needs to be of a certain area and why it needs to be laid out in a specific manner due to turning areas for vehicles, areas identified for timber storage etc.



## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Scott Cameron

Declaration Date: 01/10/2019





**Refusal of Planning Application – re Proposed erection of small wooden lodge to facilitate forestry operation at Kahiwi Wood, Califer Hill, Forres**

I submitted my planning application after careful research and review of current woodland and forestry policy and strategy documentation both existing and consultative.

On 10<sup>th</sup> July 2019 Moray Council's Planning Officer issued her decision and unfortunately it was a refusal. Regardless of all the supporting information, she could not recommend it for approval because it is against policy :-

The presumption against development in woodland use is advised by Scottish Forestry and is reflected in Local Development Plan Policies E4 Trees and Development and ER2 Development in Woodlands. Having considered the proposal against these requirements the application for residential use in this existing woodland is not acceptable and is against the provisions of the Moray Local Development Plan 2015.

Despite there being existing previously approved applications in woodland in the area, these were assessed under old policy, and apparently the presumption against development in woodland was not present in the old development plan.

I believe that the rigid interpretation of Policies E4 and ER2 does not produce a balanced outcome and the proposal would be an acceptable departure on the basis of best forestry and woodland management practices and security regarding my current low impact silviculture forestry business and proposed future related wood craft business.

I purchased the 22.08 hectares (55 acres) of woodland from Burgie Estate in June 2015 and undertook considerable time and effort to research and prepare my aims and objectives in order to submit my 10 year woodland management plan to Forestry Commission Scotland (now Scottish Forestry) which was approved in March 2016 and my felling and thinning licence approved in May 2016 – see the following extract :-

"The management plan for Kahiwi Wood aims in its objective to restructure over the longer term 22.08 hectares of woodland, planted under the previous ownership with purely commercial aims, into a more biodiversically sustainable asset that is more acceptable to both the environment and local wildlife.

The main aims for Kahiwi Wood are to gradually restructure the woodland over the longer term, using a labour intensive sympathetic low impact silvicultural regime; and to develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber production.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan and that of its successor, i.e. 20 years.

The long-term management aims for Kahiwi Wood are:

§ To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.

§ To prioritise native species in keeping with the environmental attributes of the site.

§ To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.

§ To encourage the on-site habitat development of indigenous flora and fauna.

§ To maintain the economic viability of the woodland.

§ To maintain and enhance the amenity interest.

§ To maintain and enhance the landscape interest.

§ To work with the latest FC guidelines and nature conservation recommendations."



My ongoing approved management strategy is to enhance the woodland through maximising its biodiversity by removing all non-native species and encouraging regeneration of native species and replanting where ever necessary, while still achieving an economic low impact silviculture forestry operation.

This low impact approach protects the flora and fauna of the woodland and encourages natural regeneration by minimising the disturbance to the woodland floor during the timber extraction process. By maximising this form of presence on site we also reduce the deer presence and can use natural regeneration and more selective hands on restocking policies to achieve our aims of a mutli- canopied diverse native woodland.

My low impact silviculture philosophy is only achievable through a large amount of manhours and the use of smaller forestry extraction machinery which is currently stored in my shed on site. This philosophy requires the majority of the timber extraction and tree maintenance to be undertaken from September to March out with the breeding, nesting and growing season in order to minimise the effect on the flora and fauna. This means available daylight working hours are at a premium, as are suitable weather conditions. Further essential spring/ summer maintenance work eg ditch clearing to encourage good drainage and track repairing must be undertaken in a labour intensive manner to protect the woodland floor and to encourage regeneration. Thus being able to have a small permanent lodge onsite would not only allow maximisation of available working hours but also reduce our carbon footprint by removing the current two hour travelling and also set up/ pack up time each day to the woodland as all necessary clothe changes, food and fuel etc need to be planned and packed each day.

I feel the requirement for full time presence on site is not only critical for the running of the business but also for security. Having expensive equipment and its maintenance tools on site as well stacked felled trees poses an extreme security risk. If there is no permanent presence on site there is a high risk of theft which would have a substantial effect on the economic running of the business should equipment or timber be stolen. Felled timber has been stolen from nearby woodlands in the past and additionally fireworks were let off in my entrance track on Hogmanay 2019.

The current philosophy for small farms, crofts etc is that resident owner management is encouraged if not the norm and I feel current small scale woodland management on a low impact silviculture philosophy should be viewed in a similar light as it is just as labour intensive and the woodland assets should be afforded the similar protection for their owners and the wider community.

I aim to maximise the economic value of all extracted timber by selling the larger elements to local businesses and to sell the smaller branches to local artisans for furniture or craft making endeavours. I also hope to eventually develop my current wood crafting hobby into my own artisan wood crafting business.

Currently all of my felled softwood timber is sold seasoned to Nairn Fuels for them to process and the current agreement is that it is stacked and seasoned on my site as they have limited yard area for soft wood storage.

Local businesses in the Forres area have given clear undertakings for larger felled hardwood and Larch processed boards for construction and a local business has agreed to undertake the boarding process. An operation which can only be undertaken in the spring/summer months as this machinery can only operate above certain ambient temperatures, again requiring stacking of timber on site until it can be sent for boarding.

I have also identified a new local start up business who is very willing to utilise all smaller hardwood and softwood branches for artisan furniture etc purposes.



Having had 3 failed attempts to buy and then rent properties close to the woodland I decided to research all available policy/strategy documentation at local and national government level, covering woodland management for the future. As a result of which I felt my woodland philosophy and business model could mean there may be potential for us to live on and work the wood per my approved forestry plan low impact silviculture regime.

I thus submitted a pre planning application to Moray Council in January 2019 for a very small (38metre square living space) wooden lodge situated at my existing yard/ entrance area, which received a positive response from Moray Council Planning in February 2019. The existing entrance track and working yard area has always been shown as a clearing on all previous aerial photographs of the woodland and is where all the existing (now overgrown) internal forestry access tracks converge.

Given the positive response, I decided to lodge a full application which was submitted by my architect in April 2019. As shown on the supporting drawings (reference CAD-142) the proposal is not line with a standard house seeking permission. There is no grassed private garden space etc as the lodge is proposed to sit in the hardcore yard where it can be an integrated part of the working space.

This current hardcore yard area (which David Hay of Scottish Forestry saw in January 2019) was and still is cleared to provide an adequate safe trailer/truck turning area and scots pines seasoning stands to accommodate the licenced thinning of area 2a and 2b per my approved woodland plan approx. 27 acres in area. This will result in selective thinnings of up to 3000 immature scots pines all requiring stacking for seasoning prior to sale to Nairn Fuels as per our current agreement mentioned earlier. This thinning work was due to be commence in early 2019.

However events took a turn for the worse in February as I was diagnosed with a severe hip problem relating to my ten year old metal on metal hip replacement, which had been slowly dissolving my pelvis and femur and x-rays at the end of February revealed that I had practically no bone left to support the joint. I was told by my consultant to cease all exercise and await a major hip revision. This took place in early May resulting in 5 hours of major surgery and major rehab to get back on my feet and I will not be back to woodland operations until January 2020. My architect submitted the full planning application in April and in reality had very little input from myself as I have been hors de combat and my husband has been looking after me full time and all the while trying to service his accountancy business. Our long term strategy is to wind down the existing accountancy business and to become full time foresters at Kahiwi Wood.

I have always applied for prior notification approval for any works at my woodland, from the initial entrance track repair to our forestry storage shed and our approved but not yet erected composting toilet and open bay wood store. I was unaware that I needed prior notification approval to extend the hardstand for our trailer turning and wood stacking stands and apologise if I have been errant with this.

In order to facilitate my wood crafting hobby and my desire to eventually develop this into an artisan wood crafting business I ordered in March 2018 a modified shepherds hut with estimated delivery in 2020 due to the 2-3 year waiting list at the time of order. It is designed for wood crafting and is towable. However in late 2018 the builder contacted me to say he had restructured his manufacturing and the shepherds hut would be ready for delivery in early 2019. Not only was this as my hip issues were being diagnosed but also after we had moved to our existing rental accommodation where there was no area for storage of such. I thus arranged for delivery in February 2019 to our hardstand yard for temporary storage until such time as my hip issues and our future living accommodation was clarified.

I do not want a development plot or anything along such lines at my woodland, which I value too highly as native woodland and wish to continue to work it to maintain and enhance where ever possible its wonderful biodiversity.





**Design statement for proposed dwellinghouse and workshops  
at Kahiwi Wood, Califer, Rafford, Moray**





## **Background**

This pre-application enquiry is being made by Cameron Architectural Design on behalf of Mr and Mrs McGann.

The site in question is located in Morayshire, approximately 4 miles south-east of the small town of Forres. Ordnance Survey Grid Reference: NJ 08966/57307. This is all indicated on the attached supporting Location plan.

The site identified as the proposed house and workshop location is an existing area of hardstanding which is bound on all sides by mature tree planting forming part of Kahiwi wood.

## **Context**

Kahiwi wood is a 20 hectare planted mixed coniferous woodland located in Morayshire as noted above..

Located approximately 4 miles from Forres, this is a town that contains all the necessary local amenities that you would expect to find in a popular, ever growing town i.e supermarkets, petrol stations, restaurants, garages etc.

Servicing the proposed site within Kahiwi wood is not expected to be a problem. There is an existing electricity supply on site which serves the workshop.

A water supply from Scottish Water has already been applied for as this is required as part of the business as well as serving any future house or workshops.

Heating will be provided wood burning stoves. All the fire wood will be supplied from felled trees located within Kahiwi wood, thus lowering vehicle movements in and out of the site.

Solar thermal panels will also be provided to generate with the production of hot water. A wood burning stove may also be fitted with a back boiler to supplement the solar panels.

All drainage for both foul and surface water will be catered for within the site boundaries via soakaways.

The driving force for this proposed house is the need for Mr and Mrs McGaan to be located on site as they aim to make a viable business from the management of Kahiwi wood.

The main aims of Kahiwi wood are:

- To gradually restructure the woodland over the longer term using a labour intensive sympathetic low impact silvicultural regime;
- Develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber and firewood production with a move to higher value added products in the medium term (eg wood turning)

Restructuring of Kahiwi wood commenced in 2016 in line with the approved detailed forestry plan (uploaded as part of the supporting documents).

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives noted above is anticipated to occur progressively over the period of this plan (10 years) and that of its successor plan, i.e 20 years.



The long term management aims for Kahiwi wood are:

- To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.
- To prioritise native species in keeping with the environmental attributes of the site.
- To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.
- To encourage the on site habitat development of indigenous flora and fauna.
- To maintain the economic viability of the woodland.
- To maintain and enhance the amenity interest.
- To maintain and enhance the landscape interest.
- To work with the latest FC guidelines and nature conservation recommendations.
- To produce a range of timber products which will meet market requirements on a sustainable basis.
- To develop a relatively steady, modest timber revenues on a micro-basis to minimize adverse disturbance to woodland environment.
- To ensure satisfactory development of the stands of trees by regular selective thinning.
- To maintain habitats for wildlife and extend and introduce areas of mixed native broadleaves species and open ground.
- To implement monitoring of key species and impact of management activities. To minimize the use of herbicides and insecticides. The removal of any invasive exotic woodland species if in conflict with environmental objectives.
- To comply with the UK forestry standard and UK wood assurance standard in all forestry planning and operations.

This management plan aims in its objective to provide the operational framework by which woodland restructuring can be facilitated over the medium and longer term.

The 22.08 hectares identified as Kahiwi Wood is a stand-alone management unit, initially planted with a purely commercial aims. Under new ownership however, the main focus of woodland management is to gradually and sensitively diversify the existing woodland via its restructuring.

Operation forest management is to be implemented entirely on an internal basis by the owner and associated family members. The labour intensive low impact silvicultural regime to be adopted throughout the woodland will create a significant presence on site by the owner and family members in line with best European practice managing small woodlands and will create minimal disturbance to the floral and fauna of the wood.

#### Financial summary

The wood has been neglected for many years and requires considerable remedial work in the short-term clearing felled and windblown timber which will give an initial injection of revenue. The clear-fell of the Sitka Spruce (see forestry management plan) will also give an initial injection of revenue, thereafter income from thinning and firewood will be steady.

The market has been tested and all available production can be sold locally as the cost of transporting timber long distances makes it un-economic at this level. All the wood recovered so far has been sold and there continues to be satisfactory enquiry levels.

The costs in the plan assumes the owner is based on-site thereby improving productivity and lowering the carbon footprint of the wood. It is estimated that revenue would be reduced by up to 25% (travelling time)

if the wood had to be serviced from the owners existing location and expenses would not decrease. This makes the project economically margin at best and increases the risk profile significantly.

#### Risk summary

The market for timber is strong at present with a number of significant biomass projects in the local area (Diageo, Pluscarden Abbey, Gordonston School) meaning demand will remain strong for large scale production FSC woods leaving the small local suppliers to satisfy local demand for top-up biomass and firewood.

The principal risk to the business is criminal activity, theft of firewood and/or equipment. The neighbour's (Ian Lawson) wood has suffered theft of firewood in the last couple of years and both the local and national press continuously run stories of equipment and fuel being stolen from rural locations. Security is a concern and ideally there should be on-site presence at all times.

#### Labour input required

There is sufficient activity for one to one and half full-time equivalents each year of the ten-year plan. At present the owner spends between 2 and 3 hours travelling to and from site which is time that could be invested in the wood and also increases the carbon footprint of the wood. This when considered with the security aspect means that to be commercially viable the owner should be based on site.

#### Conclusion

The owner is committed to returning the wood to a natural, vibrant and diverse ecosystem of native timber and fauna which functions commercially. The labour intensive low impact silviculture approach will achieve this, however, the approach requires the owners presence on site.





### **Movement/connection**

Given the countryside location of the proposed house there is no requirement to provide linked footpaths.

Vehicle access into the site will be gained by using the existing junction complete with lay-by in accordance with Moray Councils standards for road construction consent and adoption document.

Refuse bins serving the house will be located close to the entrance to allow for easy pick up and drop off.

### **Buildings/identity**

It is not proposed to provide any further screen planting or boundary treatments given the existing area of hardstanding is screened on all sides by long established, mature tree planting.

The proposed house is to be a minimalist log cabin with a floor area of 38sqm, supplied by 'Forest Log Cabins' or equal and approved.

The new dwellinghouse will be built to a high standard, be energy efficient and designed to have low emissions rate.

Modern building techniques and thoughtful design will be used throughout to minimize on any potential cold bridging between joining materials.

Openings and their orientations will be investigated to try and maximize on solar gains.

A 'fabric first' approach will be taken to ensure energy efficient constructions are used from the very first to the last step.

### **Design principles**

The main planning policy in question for an application of this type is Policy HY – New housing in the open countryside.

Policy H7 requires that at least 50% of the site boundaries of a proposal are long established, and are capable of distinguishing the site from surrounding land. Examples include dykes, hedgerows, watercourses, woodlands, tracks and roadways.

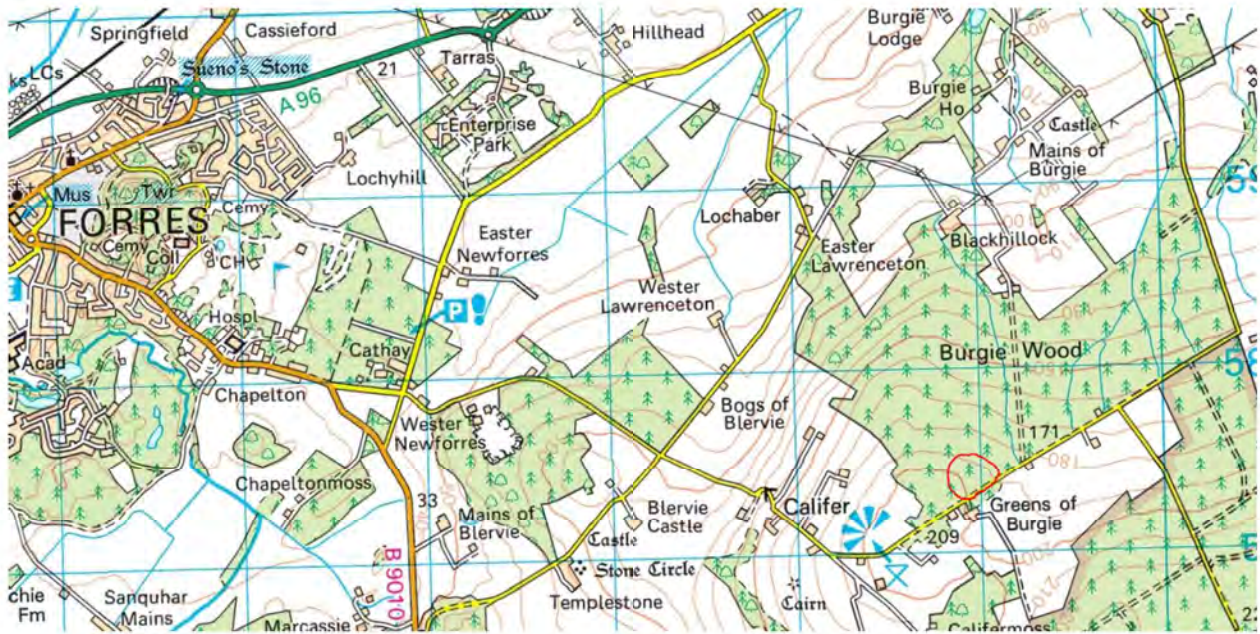
As shown on the attached supporting location plan and site plan as well as historic plans the woodland provides a clear defined boundary edge.

Siting of the house is imperative to ensure the existing woodland screening the site from the road remains the dominant visual feature.

The proposed house should fall in line with following design features:

- A roof pitch between 40-55 degrees.
- A gable width of no more than 2.5 times the height of the wall from ground level to the eaves.
- Uniform external finishes and materials including slate or dark 'slate effect' roof tiles.
- A vertical emphasis and uniformity to all windows and doors.
- Boundary decarvation that reflects the established character or style in the locality.
- Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25% to be planted with native tree species at least 1.5 metres in height.





### **Conclusion**

Given the small scale development that is being proposed and the need for the on-site presence to provide a better business service we would suggest this proposal falls within policy and should be considered as an acceptable addition to the area.





Gary Mackintosh

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# gmcsurveys

Surveys, Setting-Out Civil Engineering Design

## Site Investigation & Drainage Assessment

SITE AT KAHIVI WOOD, CALIFER HILL, FORRES

Gary Mackintosh Bsc  
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***Client:***

Mrs R Mcgaan

***Site Address:***

Site Kahiwi Wood

Califer

By Forres

***Planning Reference:***

N/A

***Date:***

7<sup>th</sup> April 2019

***Job Number:***

0482

***Company Information:***

Assessment completed by:

Gary Mackintosh Bsc

**GMCSurveys**

34 Castle Street

Forres

Moray

IV36 1PW

Email: gmcsurveys@gmail.com

Telephone: 07557431702

***Site Description:***

The proposed site is located to the north east of Greens of Burgie, By Califer Viewpoint, Forres.

There are no formal boundaries to the proposed site area with the existing tree line outlining the site area as indicated within Appendix A. The site has a medium gradient falling from south west to north east. The SEPA Flood Maps have been consulted which indicate that the site is at no risk of fluvial or pluvial flooding up to and including a 1:200 year event.

GMC Surveys have been asked to carry out a site investigation in order to provide a drainage solution in relation to the proposed single bed dwelling within the site.

***Soil Conditions:***

Excavations were carried out using a mechanical digger on 5<sup>th</sup> April 2019 to assess the existing ground conditions and carry out infiltration and percolation testing for the dispersal of foul and surface waters via soakaways.

The trial pits were excavated to depths of 1.5m. The pits were left open and no ground water was encountered.

The excavations provided existing ground conditions of 0 – 250mm Topsoil with many roots overlying light brown/orange, medium to medium fine Slightly gravelly sand with some large cobbles to a depth of 900mm, the sand overlaid rock easily broken by the bucket of the digger for approximately 500 – 600mm.

The trial pits were left open and there was no evidence of contamination or groundwater present within the pits and the natural ground has a bearing capacity of in excess of 100kn/m<sup>2</sup>.



### ***Percolation/Soakaway Testing:***

Percolation testing was carried out in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic). The results can be found in the table below.

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	Mean
<b>Date of Test</b>	<b>05/04/19</b>	<b>05/04/19</b>	<b>05/04/19</b>	
	1920s	2700s	3480s	2700s
	2340s	2520s	2940s	2600s
<b>Average Soil Vp</b>				<b>17.67s/mm</b>

### ***Infiltration testing:***

Infiltration testing was carried out in full accordance with BRE digest 365. The results can be found in the table below.

<b>Infiltration Test</b>	<b>Pit Dimensions (w/l)</b>	<b>Test Zone (mbgl)</b>	<b>Infiltration Rate (m/s)</b>
INF01	0.8mx 1.0m	0.5 - 1.1	$3.85 \times 10^{-5}$

### ***Conclusion and Recommendations:***

The natural ground is suitable for Traditional strip foundations designed in accordance with BS8110 – Structural use of Concrete.

Based on the onsite investigations it can be confirmed that the underlying soils are suitable for the use of standard stonefilled soakaways as a drainage solution for both foul and surface waters.

The Vp rate is above the maximum threshold of 15s/mm therefore a 'Standard Septic Tank' would be suitable, the final details of which are to be confirmed by the chosen supplier.

### ***Foul Water Discharge via Soakaway:***

The current proposals are for a 1 bed property to be erected within the site however the minimum allowable within SEPA Guidance is 5PE therefore:

Soil Percolation Value – 17.67s/mm

No of Persons (5bed) – 5PE

Min Base Area ( $A = V_p \times PE \times 0.25$ ) = **22.09m<sup>2</sup>**

This can be provided with dimensions of **5.6m x 4.0m x 0.45m** below the invert level of the pipe. The soakaway dimensions may be altered to provide a better fit within the plot ensuring that the base area of 22.09m<sup>2</sup> is maintained.

### ***Surface Water Dispersal via Soakaway:***

Please see attached surface water calculations detailing the requirement and suitability for soakaway dimensions of **5.0m x 2.0m at a depth of 0.8m** below the invert level based on the proposed contributing area of 100m<sup>2</sup> (Indicative) the final house design is to be confirmed at the time of this report. The surface water soakaway is to be amended should there be an increase to the proposed roof area during final design.

Soakaway Details can be found in Appendix B.



SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:

- 50m from any spring, well or borehole used as drinking water supply
- 10m horizontally from any water course and any inland and coastal waters, permeable drain (including culvert), road or railway
- 5m from a building or boundary



MasterDrain  
SW 16.10

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Job No.	<b>0482</b>		
Sheet no.	<b>1</b>		
Date	<b>07/04/19</b>		
By	<b>GM</b>	Checked	Approved

Project **Kahiwi Wood, Clalifer, By Forres**  
Title **Surface Water Soakaway (30year)**

**Rectangular pit design data:-**

Pit length	= 5 m	Pit width	= 2 m
Depth below invert	= .8 m	Percentage voids	= 30.0%
Imperm. area	= 100 m <sup>2</sup>	Infilt. factor	= 0.000038 m/s
Return period	= 30 yrs	Climate change	= 30%

**Calculations :-**

Surface area of soakaway to 50% storage depth (not inc. base):-

$$a_{s50} = 2 \times (\text{length} + \text{width}) \times \text{depth}/2 = 5.6 \text{ m}^2$$

Outflow factor :  $O = a_{s50} \times \text{Infiltration rate} = 0.0002128 \text{ m/s}$

Soakaway storage volume :  $S_{\text{actual}} = \text{length} \times \text{width} \times \text{depth} \times \% \text{voids}/100 = 2.4 \text{ m}^3$

Duration	Rainfall mm/hr	Inflow m <sup>3</sup>	Depth (hmax) m	Outflow m <sup>3</sup>	Storage m <sup>3</sup>
5 mins	89.9	0.7	0.23	0.06	0.68
10 mins	69.6	1.2	0.34	0.13	1.03
15 mins	58.1	1.5	0.42	0.19	1.26
30 mins	41.0	2.0	0.56	0.38	1.67
1 hrs	27.7	2.8	0.67	0.77	2.00
2 hrs	18.1	3.6	0.70	1.53	2.09
4 hrs	11.6	4.7	0.53	3.06	1.59
6 hrs	9.0	5.4	0.26	4.60	0.78
10 hrs	6.4	6.4	0.00	7.66	0.00
24 hrs	3.6	8.7	0.00	18.39	0.00

Actual volume :  $S_{\text{actual}} = 2.400 \text{ m}^3$

Required volume :  $S_{\text{reqd.}} = 2.090 \text{ m}^3$

Soakaway volume storage OK.

Minimum required  $a_{s50}$  : 4.88 m<sup>2</sup>

Actual  $a_{s50}$  : 5.60 m<sup>2</sup>

Minimum depth required: 0.70 m

Time to maximum 2 hrs

Emptying time to 50% volume =  $t_{s50} = S_{\text{reqd}} \times 0.5 / (a_{s50} \times \text{Infiltration rate}) = 01:21 \text{ (hr:min)}$

Soakaway emptying time is OK.





MasterDrain  
SW 16.10

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Job No.	<b>0482</b>		
Sheet no.	<b>2</b>		
Date	<b>07/04/19</b>		
By	<b>GM</b>	Checked	Approved

Project **Kahiwi Wood, Clalifer, By Forres**  
Title **Surface Water Soakaway (30year)**

**Location hydrological data (FSR):-**

Location	= FORRES	Grid reference	= NJ0358
M5-60 (mm)	= 14	r	= 0.24
Soil index	= 0.15	SAAR (mm/yr)	= 720
WRAP	= 1	Area	= Scotland and N. Ireland

Soil classification for WRAP type 1

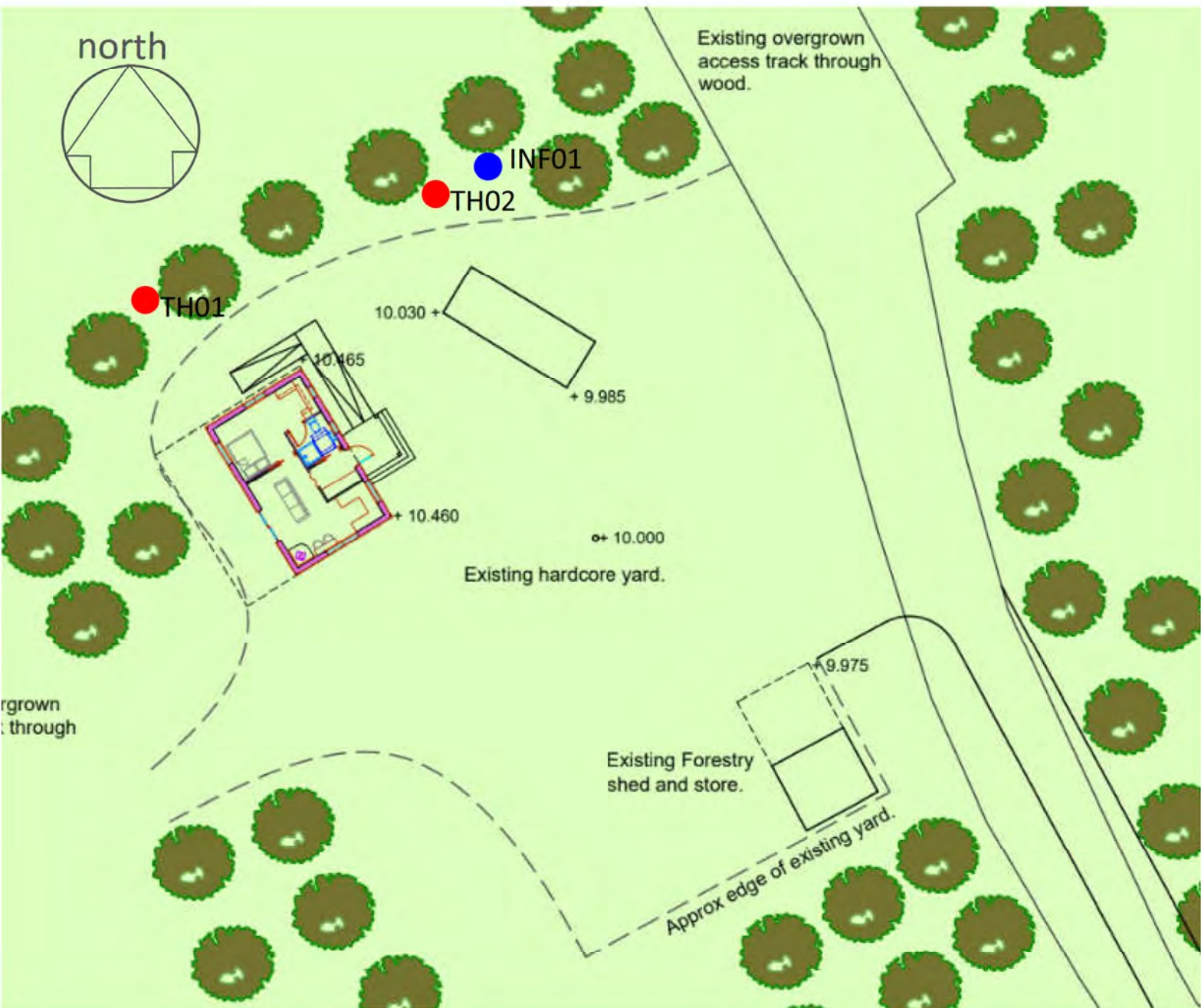
- i) Well drained permeable sandy or loam soils and shallower analogues over highly permeable limestone, chalk, sandstone or related drifts;
- ii) Earthy peat soils drained by dykes and pumps;
- iii) Less permeable loamy over clayey soils on plateaux adjacent to very permeable soils in valleys.

N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

## **APPENDIX A**

### Site/Testhole Location





REV:	DESCRIPTION:	BY:	DATE:
STATUS:		ISSUE	

**gmcsurveys**

Surveys, Setting Out, Civil Engineering Design

T: 07557 431 702

E: gmcsurveys@gmail.com

CLIENT: Mrs R Mcgaan

SITE: Site at Kahiwi Wood  
Califer, By Forres

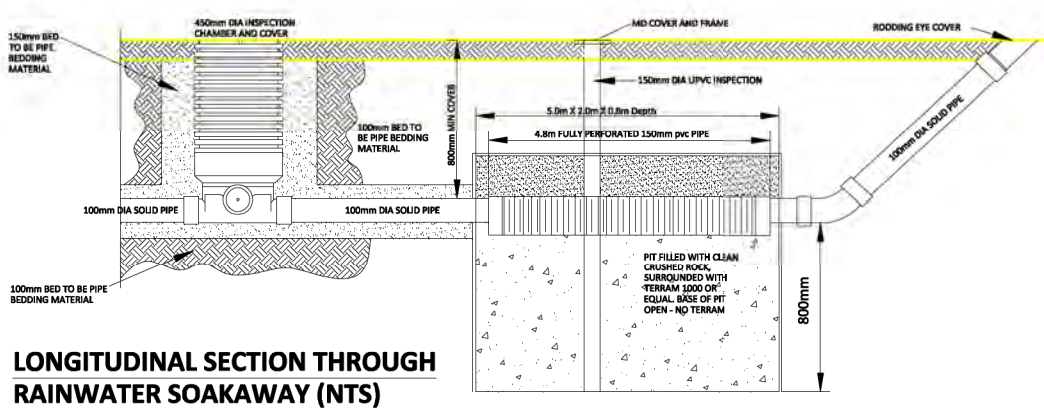
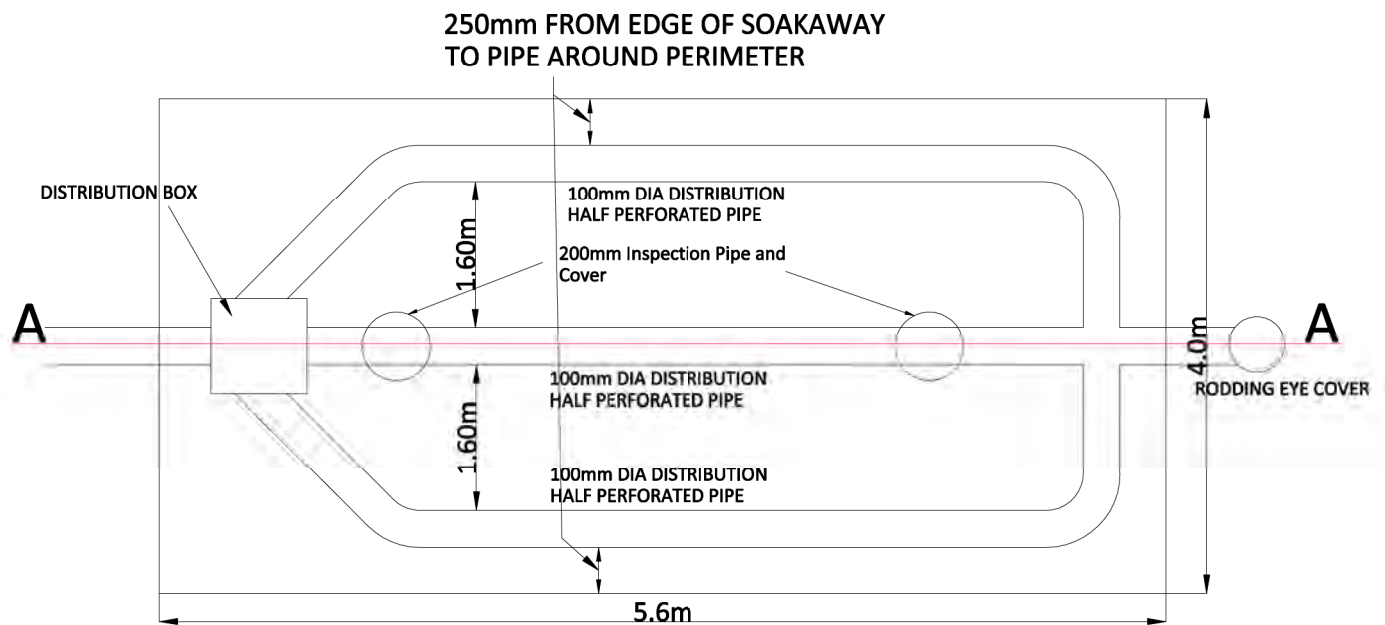
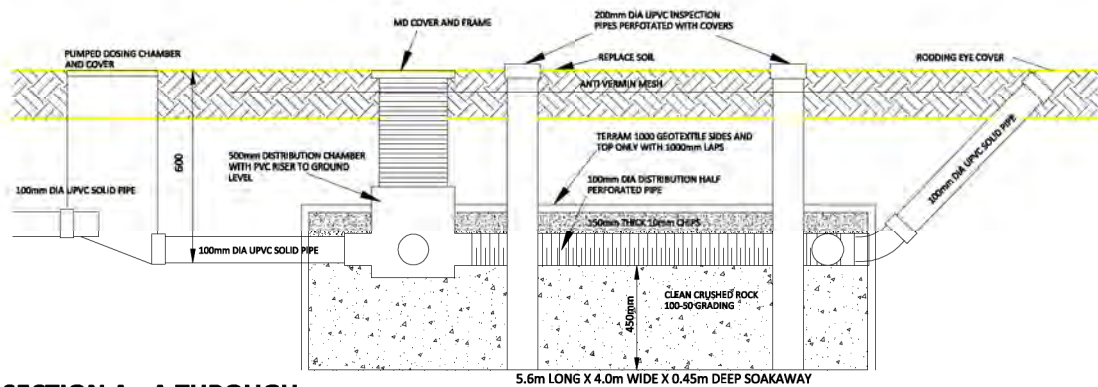
TITLE: Test Hole Location/  
Site Layout

SCALE AT A4:	DATE:	DRAWN:	CHECKED:
NTS	APR19	GM	
PROJECT NO:	DRAWING NO:	REVISION:	
0482	Appendix A	-	

## **APPENDIX B**

### Soakaway Details/Certificates





REV:	DESCRIPTION:	BY:	DATE:
STATUS:		ISSUE	

gmcsurveys

Surveys, Setting Out, Civil Engineering Design

T: 07557 431 702

E: gmcsurveys@gmail.com

CLIENT:

Mrs R Mcgaan

**SITE:**

## Site at Kahiwi Wood Califer, By Forbes

**TITLE:**

### Soakaway Details

SCALE AT A4: <b>NTS</b>	DATE: <b>APR19</b>	DRAWN: <b>GM</b>	CHECKED:
PROJECT NO: <b>0482</b>	DRAWING NO: <b>Appendix B</b>	REVISION: <b>-</b>	

**Certificate For Proposed Sub – Surface Soakaways**  
**Foul Water**

Applicants Name: Mrs R Mcgaan  
Address: C/O Cameron Architectural Design  
Site Address: Site at Kahiwi Wood, Califer by Forres  
Date of Tests: 5<sup>th</sup> April 2019  
Weather Conditions: Dry/Clear

**Percolation Test/Soakaway Sizing:**

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	Mean
<b>Date of Test</b>	<b>05/04/19</b>	<b>05/04/19</b>	<b>05/04/19</b>	
	1920s	2700s	3480s	2700s
	2340s	2520s	2940s	2600s
<b>Average Soil Vp</b>	<b>17.67s/mm</b>			

Location: TP1 & TP2  
Average Soil Vp: 17.67s/mm  
PE: 5  
Base Area (min): 22.09m<sup>2</sup>

I hereby certify that I have carried out the above tests in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic).

Signed: G Mackintosh      Gary Mackintosh BSc.      Date: 7<sup>th</sup> April 2019

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

**gmcsurveys**  
34 castle Street  
Forres  
Moray  
IV36 1PW  
T: 07557 431 702  
E: gmcsurveys@gmail.com



**Certificate For Proposed Sub – Surface Soakaways**  
**Surface Water**

Applicants Name: Mrs R Mcgaan  
Address: C/O Cameron Architectural Design  
Site Address: Site at Kahiwi Wood, Califer By Forres  
Date of Tests: 5<sup>th</sup> April 2019  
Weather Conditions: Dry/Clear

**Trial Pit Test – Surface Water:**

Depth of Excavation: 1.5  
Water Table Present: No

**Infiltration Test:**

Location: INF01  
Infiltration Test Zone: 0.5 – 1.1mbgl  
Infiltration Rate (m/s):  $2.85 \times 10^{-5}$   
Contributing Area: 100m<sup>2</sup> (indicative)  
Soakaway Size: 5.0m x 2.0m x 0.8 below the invert of the pipe

I hereby certify that I have carried out the above tests in accordance with the procedures specified in BRE Digest 365:1991.

Signed: G Mackintosh      Gary Mackintosh BSc.      Date: 7<sup>th</sup> April 2019

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

**gmcsurveys**

34 castle Street

Forres

Moray

IV36 1PW

T: 07557 431 702

E:gmcsurveys@gmail.com







**Grampian Conservancy**

Portsoy Road  
Huntly  
AB54 4SJ

Mrs R McGaan  


Tel 01466 794542

Fax 01466 794986

grampian.cons@forestry.gsi.gov.uk

Conservator  
James Nott

Date: 09/03/16

Dear Mrs McGaan

**Approval of Woodland Management Plan**

**Name of Plan: Kahiwi Wood**

**File Reference: MPL310042**

We hereby accept the management plan submitted to over operations on Kahiwi Wood. Please find enclosed a copy signed as approved for your records.

Please note that the FCS approval for the Plan begins on 09 March 2016 and expires 10 years after the approval date of this Plan on 09 March 2026.

Yours sincerely

  
For Conservator





Please refer to the Management Plan Guidance note for advice on how to complete your management plan.

You must submit the Management Plan before any related Forestry Grant Scheme application. We will not approve your grant application until your Management Plan has been approved.

## 1. Details

### Management Plan Details

Management Plan Name:	<b>Kahiwi Wood</b>		
Business Reference Number:	230911	Main Location Code:	602/0084
Grid Reference: (e.g. NH 234 567)	NJ 08966/57307	Nearest town or locality:	Califer, Burgie near FORRES
Local Authority:	MORAY		
Management Plan area (hectares):	22.08 hectares		
List associated maps:	<p>The maps appended (Appendix I) of accompanying Detailed Woodland Management Plan provide the following information:</p> <ul style="list-style-type: none"> <li>• Map 1 - Location</li> <li>• Map 2 - Compartment</li> <li>• Map 3 - Concepts</li> <li>• Map 4 - Felling &amp; Thinning Plan</li> <li>• Map 5 - Restocking Plan.</li> </ul>		

### Owner's Details

Title:	Mrs	Forename:	Rhoda	
Surname:	McGaan			
Organisation:	Rhoda M L McGaan		Position:	Owner
Primary Contact Number:	01667 451582		Alternative Contact Number:	07785717474
Email:	mcgaanoff@cqm.co.uk			
Address:	78 Beech Avenue			
NAIRN				
Postcode:	IV12 4SY		Country:	Scotland





Agent's Details			
Title:		Forename:	
Surname:			
Organisation:		Position:	
Primary Contact Number:		Alternative Contact Number:	
Email:			
Address:			
Postcode:		Country:	

Approval - to be completed by FCS staff:			
Management Plan Reference Number:	MPK310042		
Plan Period: (ten years) (month/year)	From: 14, 3, 16	To: 14, 3, 26	
Operations Manager Signature:		Approval Date: (dd/mm/yyyy)	14, 3, 16





## 2. Woodland Description

Give information about the following:

- past management of the woodland
- current species and ages
- statutory and non-statutory constraints (e.g. designations, archaeological interests)
- existing or potential public access
- woodland protection

Use the [Land Information Search](#) to help you complete this section. For more detailed information on the Native Woodland Survey of Scotland use the [FC Map Viewer](#).

### 2.1 Maps required

Provide maps to support your plan, as outlined in the guidance note. Please list all of the maps that you are including with your management plan in section 1 Management Plan Details.

### 2.2 History of management

Kahiwi Wood is located in Morayshire, approximately 4 miles south-east of the small town of Forres.

Ordnance Survey Grid Reference: NJ 08966/57307

A Location Map is appended (Map 1) in The Accompanying Detailed Woodland Management Plan.

Kahiwi Wood is a privately-owned forestry plantation; which, under its previous ownership, formed part of a large mixed estate's commercial forestry holding. The area of woodland, extending to 22.08 hectares, forms part of the extensive contiguous block of predominantly commercial conifer forestry located in the mid reaches of Morayshire. This includes a number of private estates and large forest units commercially managed by Forestry Commission Scotland (Grampian Conservancy)

Surrounding the woodland block is prime arable agricultural land on the lower reaches to the north; and to the south, mixed arable farms and estates with riparian linkages and wooded fringes.

Kahiwi Wood is located towards the western boundary of the wider afforested area. The north, east and west boundaries of the woodland is formed by conifer plantation; the south boundary is formed by the boundary with the unclassified public road running west-east.

The local landscape is classified as 'Rolling Farmland and Forests' as defined in





'The Moray and Nairn Landscape Assessment'- SNH commissioned report (1998). This categorisation is found on the foothills of higher ground prevalent to the south in upland Moray. This landscape sits in the transition between the open fertile coastal plain of coastal farmland and the expansive open uplands.

The current woodland, Kahiwi Wood, previously known as South West Corner Burgie Wood, encompasses varying age-classes and species, was planted largely between 1970 and 1990 by Burgie Estate. Older parts of the Scots pine component have been subject to previous thinning but no follow up operations have been undertaken. Some beat up planting with Scots pine has been implemented during the last 5 - 8 years on areas where the initial Sitka spruce establishment has failed.

The transfer of ownership from Burgie Estate to Mrs R. McGaan took place during summer 2015.

No other details of historic management are currently available, although historic mapping provides an indication that the area has been afforested since at least the 19th Century.

Operational forest management is to be implemented entirely on an internal basis by the owner and associated family members. The labour intensive low impact silvicultural regime to be adopted throughout the woodland will create a significant presence on site by the owner and family members. This will in turn assist in deer management and the overall security of the woodland. When professional assistance is required it will be instructed where applicable and appropriate.

Kahiwi Wood is a planted mixed coniferous woodland, with a minor broadleaf component.

There are four main age-classes, ranging from around 45-50 years (P(1960-75) to 25 years (P1990). A small area of replacement Scots pine (SP) has also been implemented around 5 years ago in a section of failed Sitka spruce.

Sitka spruce (SS) and Scots Pine are the predominant species. Other species include European larch (EL), Noble fir (NF) and mixed broadleaves (MB), including Birch, Holly, rowan and willow. A complex mosaic of small glades exists in places resulting from planting failures (OG) - this aids the diversity present in the age structure of the woodland as a whole.

The Wind Hazard Classification for the woodland is relatively low, which will not restrict thinning. Soils are equally windfirm.

Although Kahiwi Wood is primarily a block of conifer plantation, there exists a pleasing diversity of age-class which provides scope for development of positive conservation and biodiversity enhancement to be incorporated into future management planning.

The woodland habitat therefore provides good potential habitat for encouraging a broad range of native mammals and bird species to both reside on and visit the





site.

## 2.3 Species and age

The Woodland Management Unit has been allocated into management units with common species and stocking characteristics (Map 2 in Detailed Woodland Management Plan).

Management Unit 1 - 5.73 hectares

- Mid rotation Scots pine ca. 40-45 years old, with scattered larch and mixed broadleaves - birch, rowan, holly.
- Some existing glades, windblown in origin;
- tree form average for age and stocking density – good final logging potential with implementation of appropriate sensitive management.
- Peridermium Pini (resin top disease) is fairly widespread (see Section 5.4, below) - disease controllable by implementation of sensitive thinning.
- Standing deadwood present - for retention.
- Grasses predominate, with some gorse incursion.
- Heather and blaeberry present in places - management to aid expansion by micro-management intervention.

Management Unit 2A - 5.66 hectares

- Matrix of Scots pine, interspersed with scattered individual stems and groups of Sitka Spruce. Ca 22-25 years old.
- Scattered groups and individual stems of pinewood-compatible broadleaves, with scattered juniper present.
- NVC (National Vegetation Classification) W18 type woodland refers.

Management Unit 2B - 5.15 hectares

- Matrix of Scots pine, interspersed with scattered individual stems and groups of Sitka spruce. Ca 22-25 years old.
- Scattered groups and individual stems of pinewood-compatible broadleaves, with scattered juniper present.
- Slow establishment - average of around 7 years or so in development behind compartment 2a - due to poorer soils
- Crop smaller than Management Unit 2A
- More glades are present than in Management Unit A.





## Management Unit 3A - 1.33 hectares

- Matrix of planted Sitka spruce, with scattered broadleaves under current suppression by the conifer matrix. Approximately 25 years old.
- Fairly fertile area. • Closed spruce canopy has eradicated most ground vegetation
- Grasses and herbs would more than likely re-establish if spruce crop were to be removed.

## Management Unit 3B - 2.02 hectares

- Spruce establishing with minor areas of failure - as such, mosaic of small, interconnected glades present.
- Heather and associated mosses predominate.

## Management Unit 3C - 0.73 hectares

- Significant failure of Sitka spruce resulting in subsequent beating up with Scots Pine on cultivated mounds.
- Vermin browsing has reduced Scots pine stocking.
- Heather and associated mosses predominate.

## Management Unit 4 - 1.47 hectares

- Mixed conifer planting Sitka spruce and noble fir in equal proportion. Other species present include individual broadleaves, mainly birch and larch with secondary oak and ash. A minor component of juniper is also present.
- Planted conifers, approximately 25 years old.
- Trees are in good health, with full stocking depleted by small glades throughout. The western watercourse corridor fringe is largely clear of conifer growth.
- The existing mixture of conifers present is now rarely planted. Noble Fir is a species with low timber value, due to its brittle wood fibre composition. Subjectively, however, it forms a handsome, characterful tree worthy of retention. It is windfirm, generally of constant upright form, and its large cones are favoured by red squirrel as a food source.
- The predominant ground flora is heather, with grasses replacing in denser conifer groupings.





## 2.4 Constraints and designations

Use of the Kahiwi Wood is currently limited to minor woodland management operations implemented by the owners and their immediate family members. No other usage, such as recreational use by members of the public, is known to take place. Recreational horse riding, however, does take place on roads and tracks in the woodland blocks adjacent, as does deer control.

Shooting rights are held by the woodland owner and a programme of sustainable deer control will be implemented by a fully qualified and licensed deer controller. Deer cull returns are required to be notified under statute to Scottish Natural Heritage on an annual basis.

There are no existing grants or licences currently apportioned to the Woodland. (Source: FCS Land Information Search [2015]).

No formal designations or classifications are known to affect the woodland area. (Source: Scottish Natural Heritage [2015]).

### Health & Safety

All activities that take place within Kahiwi Wood are subject to risk assessment and site inspection processes, in line with current Health & Safety Policy.

Standing trees adjacent to public roads will be subject to regular health inspections.

### Constraints

Constraints include: proximity to paths and highways, proximity to overhead electricity cables.

### Illegal Behaviour

Illegal behaviour is not considered to be at a high enough level to pose a threat to the woodland. Any material found present on site is quickly uplifted and disposed off appropriately. Some minor fly-tipping takes place, as does some littering. It should be noted however that illegal behaviour has been recorded on the neighbouring woodland during the last twelve months with stacked timber being stolen from site.

### Pests & Diseases

There are no current notifiable pests or diseases knowingly present within Kahiwi Wood. However further inspection and on-going monitoring will take place on a regular basis to assess the condition of the trees within the wood for any signs of damage or disease. Diligence with bio-security and hygiene when visiting the wood will be implemented as a matter of routine.

## 2.5 Public access





There are no classified rights of way or known permissive paths located within Kahiwi Wood. The woodland block is also not currently served by any formal forest tracks or road. Source: FCS Land Information Search (2015).

Access to the woodland travelling from Forres is initially via the B9010 and then via the unclassified public road signposted for the well-known local visitor attraction - Califer Viewpoint. Direct access to the woodland block is from the unclassified road approximately 500 metres east of the viewpoint entrance, via an existing formed hard standing, a padlocked barrier is in place.

The location of the woodland is close to large significant areas of woodland with extensive public access provision; for example, the Forestry Commission sites at Culbin Forest and Monaughty Forest. It is not therefore intended to encourage access.

However, under the Land Reform (Scotland) Act (2003), the general public have a right to freedom of access onto private ground as long as this is undertaken responsibly, as per outlined within the Scottish Outdoor Access Code.

## 2.6 Woodland Protection

### Plant Health (including tree health and invasive or noxious plants)

The forest offers conifer stands of mixed species with variations in age and size classes. Small areas of planted and sporadic naturally regenerating broadleaves contribute to the woodland structure and its biodiversity. There is limited open ground, restricted to predominantly narrow rides and the public roadside verge. Randomly varying establishment of Sitka spruce has facilitated the development of a diversity of tree sizes, maintained within a matrix of small open glades.

There are no current notifiable pests or diseases knowingly present within Kahiwi Wood. However further inspection and on-going monitoring will take place on a regular basis to assess the condition of the trees within the wood for any signs of damage or disease.

The woodland is categorised as a coniferous plantation habitat type, as per the East Scotland Local Biodiversity Action Plan (LBAP) which covers Aberdeen, Aberdeenshire and Moray. Within this habitat type a number of UK Biodiversity Action Plan Priority Species are potentially likely to be present, in or within the environs of the woodland. Woodland management operations implemented will take full account of the conservation and enhancement of all species present.





## Deer, Livestock and other mammals

Potential suitable habitats for several protected species exist throughout the woodland.

For example, mammals such as red squirrel (*Sciurus vulgaris*); pine marten (*Martes martes*); badger (*Meles meles*), and Scottish wildcat (*Felis silvestris silvestris*); bird species such as black grouse (*Tetrao tetrix*), capercaillie (*Tetrao urogallus*) and Scottish cross-bill (*Loxia curvirostra*); plant species such as Juniper (*Juniperus communis*); twinflower, various pinewood orchid and wintergreen spp.

Capercaillie and grouse are known to lek on and in woodlands and moorland in the surrounding district.

A comprehensive walkover survey of relevant areas will be undertaken prior to any woodland operations that could cause disturbance or damage. Appropriate measures will be put in place for any constraint discovered.

Further mammals have also been noted as present within Kahiwi Wood and include: roe deer, rabbits, hare, fox, stoat and weasel. No systematic information is currently available on small mammals such as voles, shrews, and field mice, however they have been observed and most probably support the presence of owls and other raptors.

A wide range of woodland dwelling birds are present within the Kahiwi wood. Common passerine species present include: song and mistle thrush, tree sparrow, chaffinch, greenfinch, wood pigeon, siskin, and various titmice spp. Corvids present include jackdaw, jay and various crow spp. Other woodland bird species which may inhabit the wood could include great spotted woodpecker, wild pheasant and woodcock. The woodland will also potentially support a range of raptors, a number of which may be classified as protected species

A range of ground flora is present within Kahiwi Wood, predominantly consisting of a mosaic of heather, blaeberry and grasses; with heather being progressively suppressed through lack of light by the closing canopy. Gorse spp., broom and whin, have also established in the more open western





sections. Woodland flowers are also present, and include honeysuckle and woodland orchids. No formal vegetation survey has been carried out within the woodland.

Woodland management operations implemented will take full account of the conservation and enhancement of native flora present, and specific measures will also take place to remove and eradicate invasive weeds and scrub growth.

## Grey Squirrels

No grey squirrels have been found in the woodland

## Water & Soil (soil erosion, acidification of water, pollution etc.)

**Geology and Soils** - The predominate underlying soils are sedimentary in origin - Till Diamication (pale brown, fine grain sand) with an underlying bedrock of Grampian Group Psammite and semipelite. Source: British Geological Survey, Geology of Britain Viewer.

The woodland lies on generally gently sloping ground of northern aspect with no distinct geological features.

**Topography, Aspect and Elevation** - The area is of even gradient and occupies a gentle northern aspect. The elevation of the Woodland Management Unit (WMU) ranges from 200metres in the south to 100 metres in the north above sea level.

Exposure is moderate to high in relation to local topography.

**Hydrology** - No major watercourses are located within or nearby the woodland. The River Lossie valley is located five kilometres to the south and east.

The woodland is a naturally free-draining site and has benefited from previous conventional single furrow ploughing cultivation - a system of open drains is present. Located towards the eastern boundary is a small drainage burn. This is free-draining and provides positive environmental diversity to the woodland block.

## Environment (flooding, wind damage, fire, invasive species etc.)

**Windthrow Hazard Classifications** indicates that the woodland lies in an area estimated to range from 3 to 5 (using the SAMS scoring system). There are maturing sections of the wood which are now considered susceptible to windblow and this is demonstrated by the small patches of damage present towards the western boundary.

No non-native species (other than planted conifers) have as yet been identified as being present within Kahiwi Wood. Should any such species, whether floral or faunal, be identified, they will be dealt with swiftly to maintain the integrity of the woodland in line with the aims and objectives of management.





Deadwood is an important habitat and contributes significantly to biodiversity, and its maintenance with woodlands is an UK Woodland Assurance Standard compliance requirement. The management of Kahiwi Wood will therefore allow for retention of significant amounts of deadwood. Specifically, deadwood (both standing and fallen) will be retained wherever possible.

## Climate Change Resilience (provenance, lack of diversity, uniform structure)

### Climate

The following data for the approximate location is extracted from UK mapped averages for between 1981 and 2010.

Source: Met Office, <http://www.metoffice.gov.uk/public/weather/climate>:

§ Mean temperature between 9 and 10 °C

§ 60 to 80 days of air frost

§ 125 to 150 days of ground frost

§ 10 to 20 days snow lying.

§ 1200 to 1300 hours sunshine duration

§ 700 to 800 millimetres of rainfall

§ 130 to 140 days of rainfall ( $\geq 1$  mm)

§ Mean wind speed between 8-10 knots

## 3. Vision and Objectives

Tell us how you intend to manage the woodland in the long term and your goals for its development.

### 3.1 Vision

Describe your long term vision for the woodland(s).

The management plan for Kahiwi Wood aims in its objective to restructure over the longer term 22.08 hectares of woodland, planted with purely commercial aims, into a more biodiversically sustainable asset that is more acceptable to both the environment and local wildlife.

The main aims for Kahiwi Wood are to gradually restructure the woodland over the longer term, using a labour intensive sympathetic low impact silvicultural regime; and to develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber production.

The woodland block carries varying growth patterns that can be utilised to advantage to maximise the potential for smaller-scale harvesting to be employed, plus permit in general a more gradual, 'micro-approach' to management





implementation of inputs.

The Woodland Management Unit (WMU) area has been allocated into submanagement units with common species and stocking characteristics. These allocations should also advance the facilitation of possible Forestry Commission grant aid assistance under the auspices of the Scottish Rural Development Programme, if so desired.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan and that of its successor, i.e. 20 years.

The long-term management aims for Kahiwi Wood are:

§ To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.

§ To prioritise native species in keeping with the environmental attributes of the site.

§ To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.

§ To encourage the on-site habitat development of indigenous flora and fauna.

§ To maintain the economic viability of the woodland.

§ To maintain and enhance the amenity interest.

§ To maintain and enhance the landscape interest.

§ To work with the latest FC guidelines and nature conservation recommendations.

## 3.2 Management objectives

Give your objectives of management and also how you will manage the woodland sustainably. Your objectives should be specific and you should also be able to measure their outcomes.

No.	Objectives (including environmental, economic and social considerations)
1	To produce a range of timber products which will meet market requirements on a sustainable basis.
2	To develop a relatively steady, modest timber revenues on a micro-basis to minimise adverse disturbance to woodland environment.
3	To ensure satisfactory development of the stands of trees by regular selective thinning.





No.	Objectives (including environmental, economic and social considerations)
4	To maintain habitats for wildlife and extend and introduce areas of mixed native broadleaves species and open ground.
5	To implement monitoring of key species and impact of management activities. To minimise the use of herbicides and insecticides. The removal of any invasive exotic woodland species if in conflict with environmental objectives.  To comply with the UK Forestry Standard and UK Wood Assurance Standard in all forestry planning and operations.

## 4. Stakeholder Engagement (if required)

This may be required depending on the work you intend on carrying out in the woodland and the constraints or designations that have been identified.

Individual/ Organisation	Date contacted	Date feedback received	Response	Action

## 5. Analysis and Management Strategy

Analyse the information from the previous sections and identify how to make best use of your woodland and its resources to achieve your objectives.

### 5.1 Constraints and Opportunities

Using the table below analyse any issues raised or relevant features within your woodland and record the constraints and opportunities.

Feature/Issue	Constraint	Opportunity
REFER SECTION 8.2 TO	8.7.7 OF ATTACHED	DETAILED WOODLAND MANAGEMENT PLAN





Additional detail:		

## 5.2 Management Strategy

Following your analysis, provide a broad statement describing your management strategy. Consider all aspects (economics, access, biodiversity, landscape) and pay particular attention to your silvicultural strategy for meeting your management objectives.

This management plan aims in its objective to provide the operational framework by which woodland restructuring can be facilitated over the medium and longer term.

The 22.08 hectares identified as Kahiwi Wood is a stand-alone management unit, initially planted with a purely commercial aims. Under new ownership however, the main focus of woodland management is to gradually and sensitively diversify the existing woodland via its restructuring.

In facilitating this goal, Kahiwi Wood carries varying growth patterns that can be utilised to advantage to maximise the potential for smaller-scale harvesting to be employed, thus permitting a more gradual, 'micro-approach' to management implementation of inputs.

In view of the wide-ranging management objectives listed in 3.2 above, the management prescriptions for sustainable woodland management for the initial 10 year management term period, 2016 – 2026, are detailed below.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan and that of its successor, i.e. 20 years.

## 6. Management Proposals

Tell us the management operations you intend to carry out over the next 10 years to help meet your management objectives for the woodland.

Central to the management strategy for Kahiwi Wood is the intention to implement from an early stage in the first term of management planning, a Low Impact Silvicultural Policy (LISS) throughout the entirety of the management unit. This offers an alternative to the more intrusive block clearfelling regimes prevalent in purely commercial forest units.

Detailed within Table A, Appendix I of accompanying Detailed Woodland Management Plan, is a sub-compartment summary of these proposed operations.

Felling, thinning and restructuring proposals are outlined in Maps 4 & 5 in the accompanying Detailed Woodland Management Plan.





# Kahiwi Wood

## Business Plan

### Executive Summary

Kahiwi Wood is a 20-hectare planted mixed coniferous woodland, with a minor broadleaf component, located in Morayshire, approximately 4 miles south-east of the small town of Forres. Ordnance Survey Grid Reference: NJ 08966/57307. Kahiwi Wood is located towards the western boundary of the wider afforested area. The north, east and west boundaries of the woodland is formed by conifer plantation; the south boundary is formed by the boundary with the unclassified public road running west-east. The transfer of ownership from Burgie Estate to Mrs R. McGaan took place in June 2015.

There are four main age classes of timber, ranging from around 45-50 years (P (1960-75) to 25 years (P1990).

This main aims for Kahiwi Wood are:

to be gradually restructure the woodland over the longer term,

using a labour intensive sympathetic low impact silvicultural regime;

and to develop a biodiversically sustainable asset, which is sufficiently robust to service small scale sustainable timber and firewood production with a move to higher value added products in the medium term (for example wood turning).

The woodland block carries varying growth patterns that can be utilised to advantage to maximise the potential for smaller-scale harvesting to be employed, plus permit in general a gradual, 'micro-approach' to management implementation of inputs.

Restructuring of Kahiwi Wood commenced in 2016 in line with the approved detailed forestry plan attached as annex 1.

The transition from predominantly commercial management aims, as exist at present, towards fulfilment of the outlined objectives above is anticipated to occur progressively over the period of this plan (10 years) and that of its successor, i.e. 20 years.

The long-term management aims for Kahiwi Wood are:

To manage the woodland on a natural, sustainable basis with a perpetuating age class diversity encouraged.

To prioritise native species in keeping with the environmental attributes of the site.

To provide structural and species diversity that safeguards and enhances the aesthetic, environmental and wildlife value of the area.

To encourage the on-site habitat development of indigenous flora and fauna.

To maintain the economic viability of the woodland.

To maintain and enhance the amenity interest.

To maintain and enhance the landscape interest.

To work with the latest FC guidelines and nature conservation recommendations.

To produce a range of timber products which will meet market requirements on a sustainable basis.



To develop a relatively steady, modest timber revenues on a micro-basis to minimise adverse disturbance to woodland environment.

To ensure satisfactory development of the stands of trees by regular selective thinning.

To maintain habitats for wildlife and extend and introduce areas of mixed native broadleaves species and open ground.

To implement monitoring of key species and impact of management activities. To minimise the use of herbicides and insecticides. The removal of any invasive exotic woodland species if in conflict with environmental objectives.

To comply with the UK Forestry Standard and UK Wood Assurance Standard in all forestry planning and operations.

This management plan aims in its objective to provide the operational framework by which woodland restructuring can be facilitated over the medium and longer term.

The 22.08 hectares identified as Kahiwi Wood is a stand-alone management unit, initially planted with a purely commercial aims. Under new ownership however, the main focus of woodland management is to gradually and sensitively diversify the existing woodland via its restructuring.

Operation forest management is to be implemented entirely on an internal basis by the owner and associated family members. The labour intensive low impact silvicultural regime to be adopted throughout the woodland will create a significant presence on site by the owner and family members in line with best European practice managing small woodlands and will create minimal disturbance to the floral and fauna of the wood

#### Financial Summary (see annex)

The wood has been neglected for many years and requires considerable remedial work in the short-term clearing felled and windblown timber which will give an initial injection of revenue. The clear-fell of the Sitka Spruce (see forestry management plan) will also give an initial injection of revenue, thereafter income from thinning and firewood will be steady.

The market has been tested and all available production can be sold locally as the cost of transporting timber long distances makes it un-economic at this level. All the wood recovered so far has been sold and there continues to be satisfactory enquiry levels.

See annex two for a summary ten-year financial projection in line with the forestry management plan. The costs in the plan assumes the owner is based on-site thereby improving productivity and lowering the carbon footprint of the wood. It is estimated that revenue would be reduced by up to 25% (travelling time) if the wood had to be serviced from the owners existing location and expenses would not decrease. This makes the project economically margin at best and increases the risk profile significantly.

The owner does not require any financial contribution from the wood in the short/medium term as the family has other earned income and the necessary capital expenditure has already been made to harvest and process the timber.

#### Risk Summary

There are few financial risks as the income from the wood is not required to fund/make a contribution to the owners living expenses. If turnover is lower than



expected or costs are higher than expected there is a significant margin of safety built into the projections. This coupled with the fact that the product does not go "off" (in fact the product increases) the longer it is not harvested.

The market for timber is strong at present with a number of significant biomass projects in the local area (Diageo, Pluscarden Abbey, Gordonston School) meaning demand will remain strong for large scale production FSC woods leaving the small local suppliers to satisfy local demand for top-up biomass and firewood.

The principal risk to the business is criminal activity, theft of firewood and/or equipment. The neighbour's (Ian Lawson) wood has suffered theft of firewood in the last couple of years and both the local and national press continuously run stories of equipment and fuel being stolen from rural locations. Security is a concern and ideally there should be on-site presence at all times.

#### Labour input required

The forestry plan in appendix 1 describes the ongoing operational activity to be completed by year. Using those activities as a guideline the number of man hours required per annum is noted on the financial projections. There is sufficient activity for one to one and half full-time equivalents each year of the ten-year plan. At present the owner spends between 2 and 3 hours travelling to and from site which is time that could be invested in the wood and also increases the carbon footprint of the wood. This when considered with the security aspect means that to be commercially viable the owner should be based on site.

#### Conclusion

The owner is committed to returning the wood to a natural, vibrant and diverse ecosystem of native timber and fauna which functions commercially. The labour intensive low impact silviculture approach will achieve this, however, the approach requires the owners presence on site.





## Ten Year Financial Projection

Labour hours required forestry management

selective thin other	0	160	80	80	80	80	80	80	80	80	80	80
selective thin exotics/gorse	0	160	160	160	160	160	160	160	160	160	160	160
other	320	640	640	640	640	640	640	640	640	640	640	640
	1,600	1,440	1,360	1,360	1,360	1,680	1,440	1,360	1,360	1,360	1,360	1,680
Labour hours required production												
Firewood production	200	200	200	200	200	200	200	200	200	200	200	200
Other	10	20	40	40	40	40	60	60	60	60	60	60
value added	0	0	0	20	30	50	70	90	120	120	120	120
	210	220	240	260	270	290	330	350	380	380	380	380
TOTAL	1,810	1,660	1,600	1,620	1,630	1,970	1,770	1,710	1,740	1,740	1,740	2,060



01 July 2019

FAO Shona Strachan  
Moray Council  
Elgin  
Moray  
IV30 1BX

Your ref: 19/00452/APP

Dear Shona

**Proposed erection of dwelling at Kahiwi Wood, Califer Hill, Forres**

In relation to your email to our architect (Scott Cameron) dated the 24<sup>th</sup> of June 2019 and previous email from David Hay at Scottish Forestry dated the 7<sup>th</sup> of June 2019, I would like to provide some more detail in support of the proposal.

Whilst I appreciate planning policies E4 and ER2 presume against development which result in the loss of woodland, I feel this case is unique in its nature, as the whole premise of the proposal is to assist with the on-going forestry work at Kahiwi wood per my approved Forestry Commission 10 year plan (submitted via email as supporting documentation to my application) and my associated Felling and Thinning licences. I am not looking for a development plot and have absolutely no desire for such in my woodland.

My whole philosophy for the woodland is to maximise its biodiversity, while still achieving an economic low impact silviculture forestry operation. This is only achievable through a highly labour intensive and small machinery based operation by myself, my husband and other family members.

All of my felled timber is sold seasoned to Nairn Fuels for them to process and the current agreement is that it is stacked and seasoned on my site as they have limited yard area for soft wood storage.

The requirement for full time presence on site is not only critical for the running of the business but also for security. I submitted a pre-planning application in January 2019 for a 40 metre square wooden lodge to see if there would be any potential for us to live on and work the wood per our approved forestry plan low impact silviculture regime. The philosophy behind this being to reduce our carbon footprint and maximise our available working hours through the elimination of the current two hour daily travelling time to and from the woodland. Further having expensive equipment on site as well stacked felled trees poses an extreme security risk. If there is no permanent presence on site there is a high risk of theft which would have a substantial effect on the economic running of the business should equipment or timber be stolen. Felled timber has been stolen from nearby woodlands in the past, additionally fireworks were let off in our entrance track on Hogmanay 2019.

I received a positive response to my preplanning application from Moray Council Planning in February 2019. Hence decided to lodge a full application which was submitted by our architect in April 2019. As shown on the supporting drawings (reference CAD-142) the proposal is not line with a standard house seeking permission. There is no grassed private garden space etc as the lodge is proposed to sit in a hardcore yard where it can be an integrated part of the working space.

The hard stand area (David Hay saw) was and still is cleared for trailer turning and scots pines seasoning stands to accommodate the thinning of area 2a and 2b per my woodland plan, which I was due to undertake this spring and summer. However events took a turn for the worse in February as I was diagnosed with a severe hip problem relating to my ten year old metal on metal hip replacement, which had been slowly dissolving my pelvis and femur and x-rays at the end of February revealed that I had practically no bone left to support the joint. I was told by my consultant to cease all exercise and await a major hip revision. This took place in early May resulting in 5 hours of major surgery and major rehab to get back on my feet and I will not be back to woodland operations until January 2020. My architect submitted the full planning application in April and in reality had very little input from myself as I have been hors de combat and my husband has been looking after me full time and all the while trying to service his accountancy business. Our long term strategy is to wind down the existing accountancy business and to become full time foresters at Kahiwi Wood

I do not want a development plot or anything along such lines at my woodland, which I value too highly as native woodland and wish to continue to work it to maintain and enhance where ever possible its wonderful biodiversity.

I have always applied for prior notification approval for any works at my woodland, from the initial entrance track repair to our forestry storage shed and our approved but not yet erected composting toilet and open bay wood store. I was unaware that I needed prior notification approval to extend the hardstand for our trailer turning and wood stacking stands and apologise if I have been errant with this.

I have noted the issue of compensatory planting and as I do not own any other pieces of land which are not already woodland I am willing to accept the cost of £1200 per 0.1 hectare as a financial contribution.

In addition to this to reassure Moray Council of my intentions I would be happy for any dwelling to be tied to the woodland via a section 75 to ensure it cannot be sold off as a separate entity.

I hope the details noted above as well as all the supporting information submitted as part of the planning application can be taken into account and reviewed.

I have sent an email to David Hay regarding the above, however he is out of his office until 16<sup>th</sup> July so I have not had a chance to date to discuss any of the details etc with him

Yours sincerely

A black rectangular box used to redact the signature of Mrs Rhoda (Ray) McGaan.

Mrs Rhoda (Ray) McGaan



# Low Impact Silviculture Woodland Management



Tractor with winch attached  
and timber bogey in open  
bay of shed

All smaller scale equipment  
stored in secure bay of shed

Road legal towing trailer  
in background as all other  
machinery only licensed for  
use in woodland.



# Low Impact Silviculture Woodland Management

Tractor with winch on internal track ready to pull timber



Tree felled, snedded and cut into 2-3 metre lengths for extraction by winch



# Low Impact Silviculture Woodland Management

Timber lengths chained together and chain fed through cone and attached to winch cable for towing.



Timber length being towed to tractor

This methodology ensures minimal impact on forest floor flora from timber extraction but sufficient light disturbance to help promote self regeneration of scots pine trees



# Low Impact Silviculture Woodland Management



Timber lengths  
manually loaded  
onto bogey for  
transport via  
internal tracks to  
seasoning stand  
in yard area



# Low Impact Silviculture Woodland Management

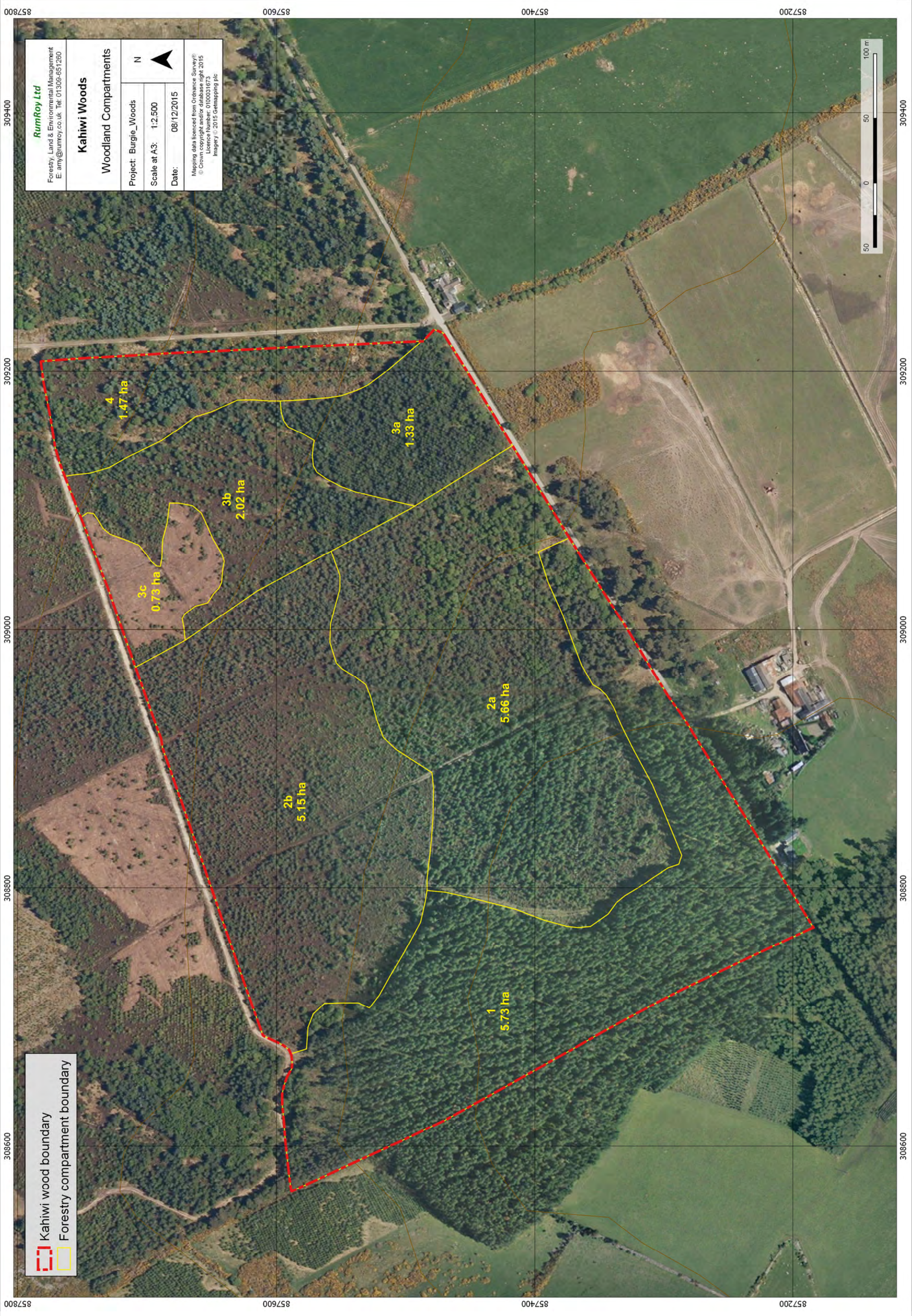




Timber lengths manually unloaded onto seasoning stand in yard area

Seasoning stands have base of sitka spruce lengths and are covered with tarpaulins to ensure lengths remain dry to season properly










Kahiwi wood boundary

Forestry compartment boundary



RunRoy Ltd  
Forestry, Land & Environmental Management  
E: amy@runroy.co.uk Tel: 01309-651260

Kahiwi Woods

Woodland Compartments

Project:	Burgie_Woods	N
Scale at A3:	1:2,500	
Date:	08/12/2015	

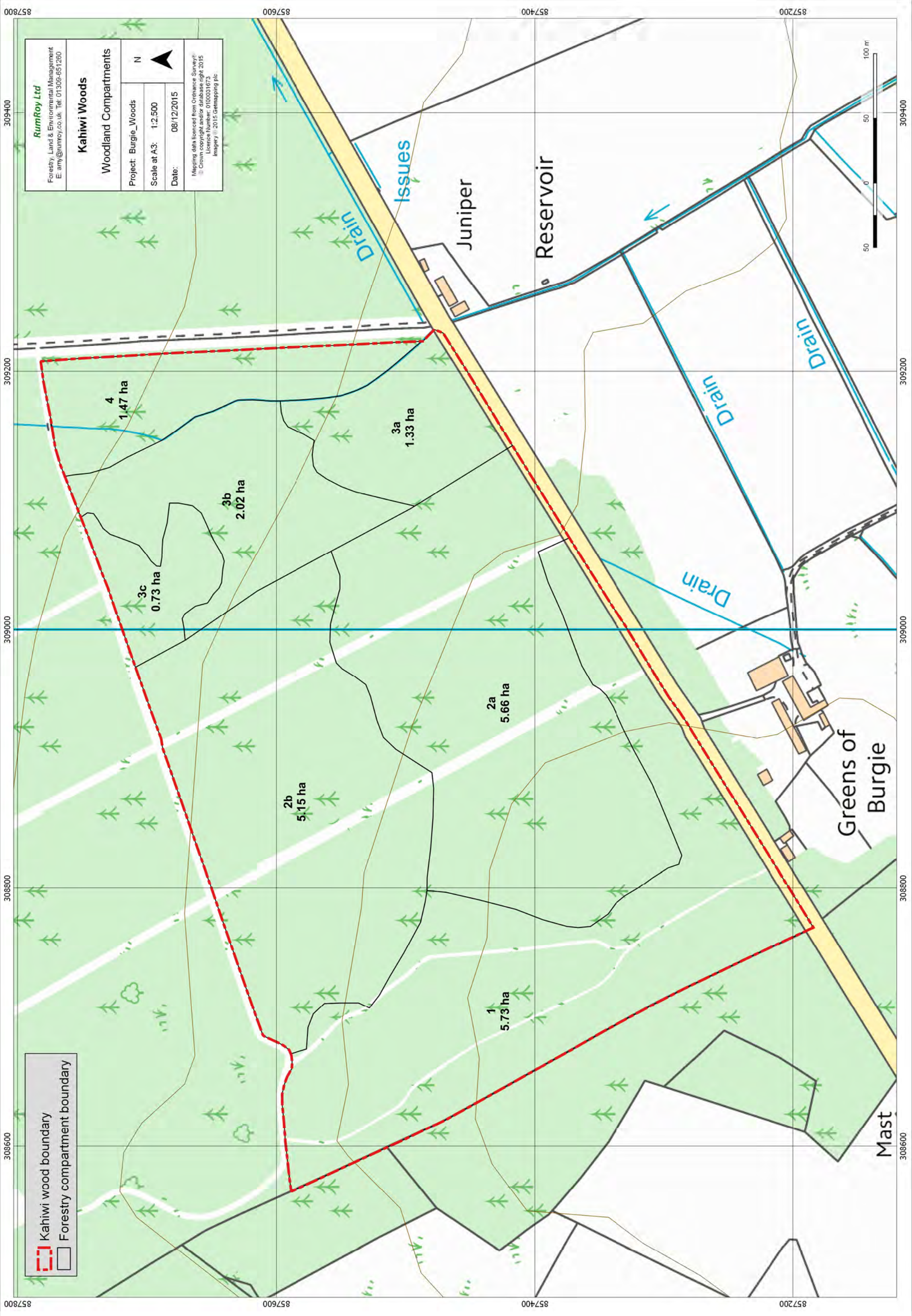
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Kahiwi wood boundary

Forestry compartment boundary

RumRoy Ltd

Forestry, Land & Environmental Management  
E: amy@rumroy.co.uk Tel: 01309-651260

Kahiwi Woods

Woodland Compartments

Project: Burgie\_Woods

Scale at A3: 1:2,500

Date: 08/12/2015

N

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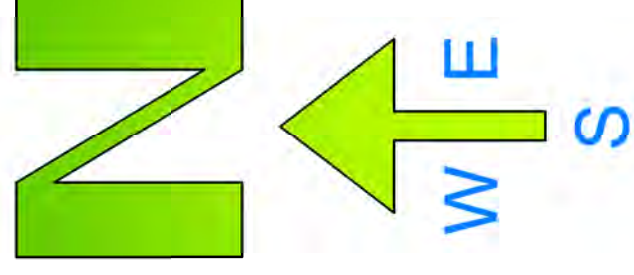
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Proposed dwelling at,  
Kahiwi Wood,  
Califer Hill, for  
Mr & Mrs McGaan  
Loc plan.  
1:1250 @ A4  
CAD-142-002 A

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Location plan 1:1250





Proposed dwelling at:  
Kahiwai Wood,  
Califer Hill, for  
Mrs M. McGahey  
OS map  
A15 @ A3  
CAD-142-033

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OS map 1:10,000



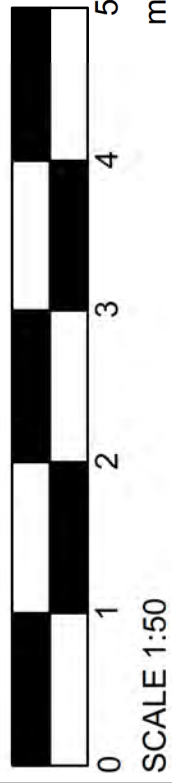




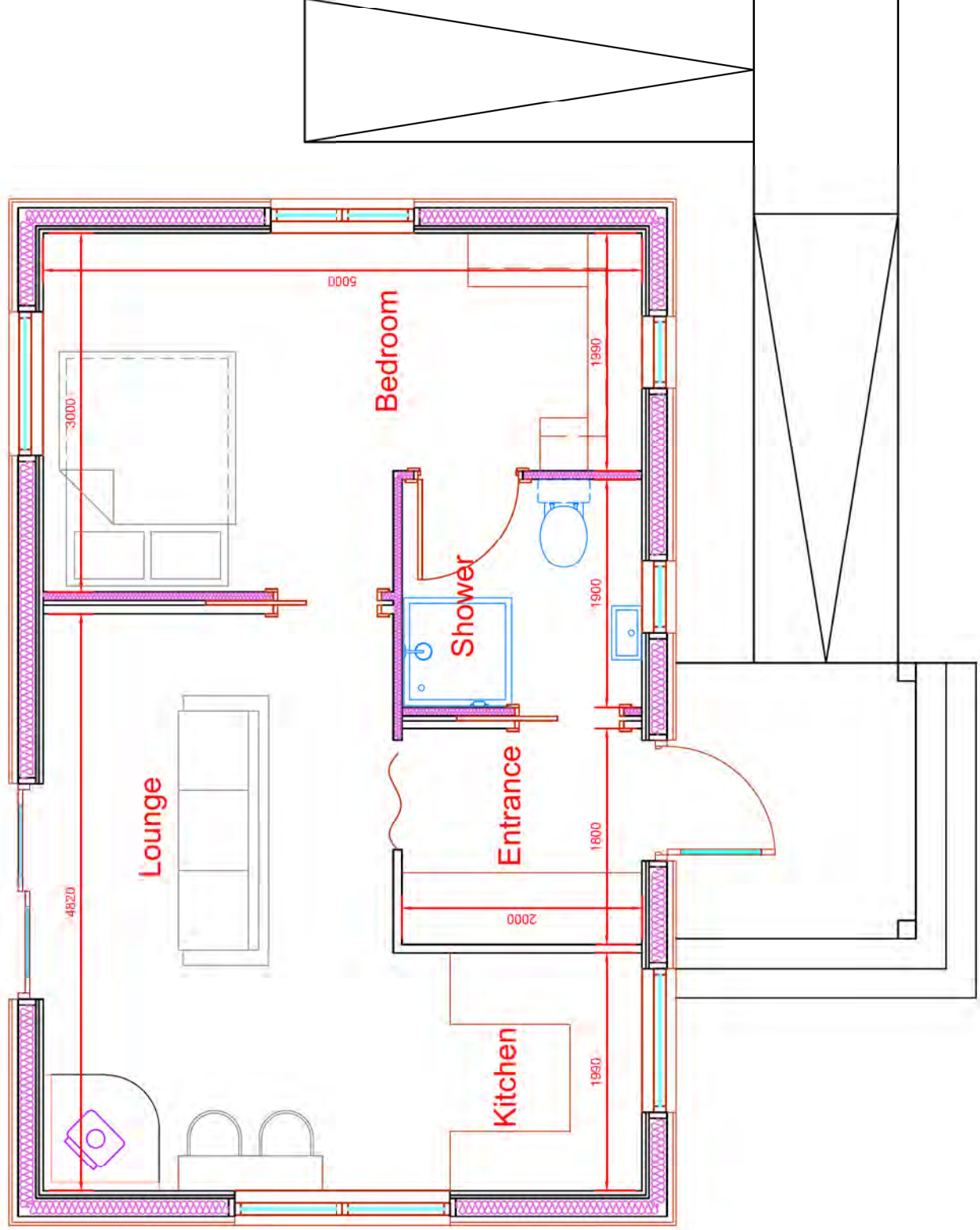
Proposed dwelling at,  
Kahwi Wood,  
Califer Hill, for  
Mr & Mrs McGaan  
Proposals

1:50 / 100 @ A1  
CAD-142-005 A

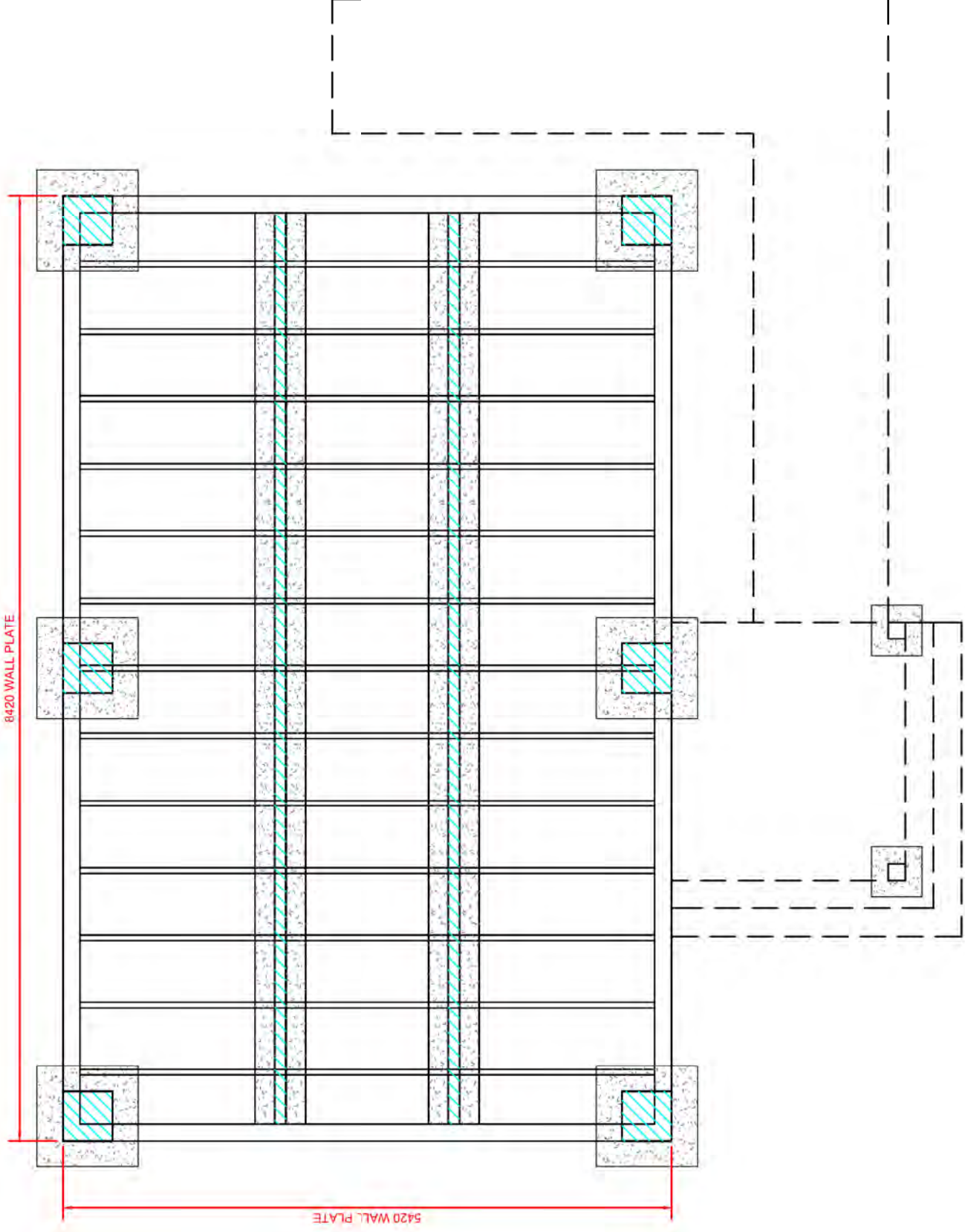
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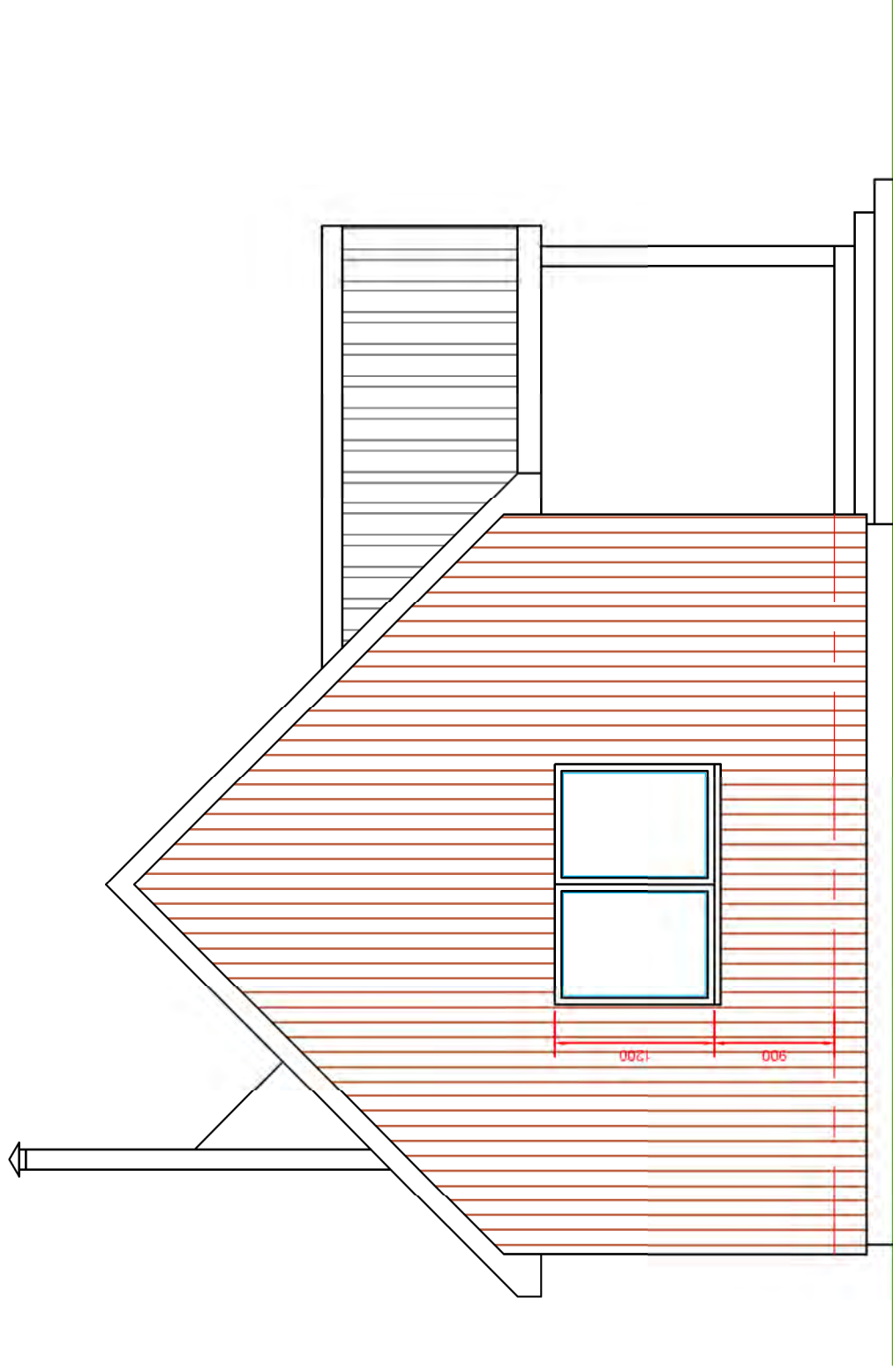
- EXTERNAL FINISHES**
- Roof finished with metal profile sheets.
  - Black pvc rainwater goods.
  - Smooth cement render basecourse.
  - Timber windows & doors (painted).
  - Vertical larch cladding.



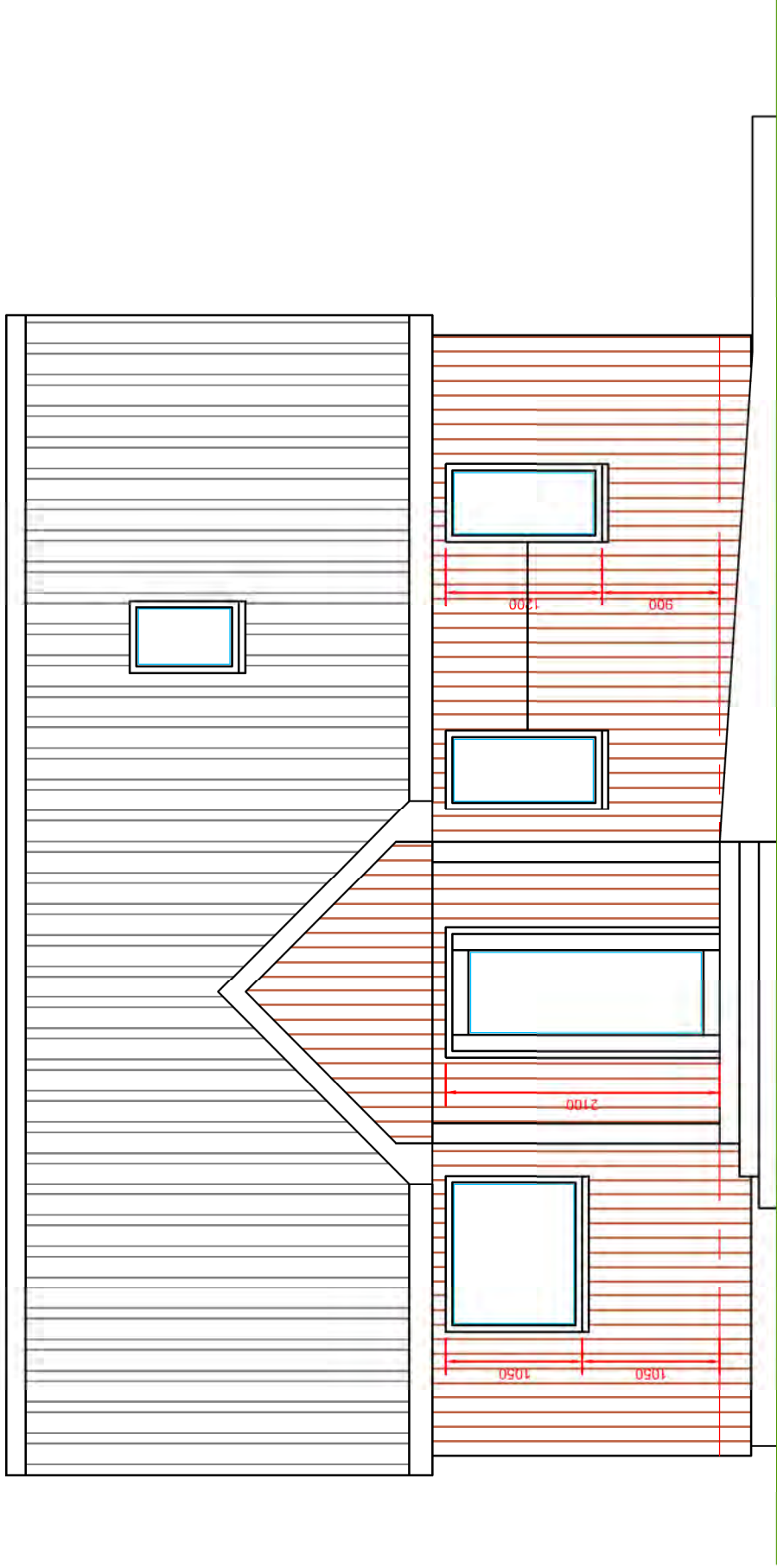
Floor plan 1:50



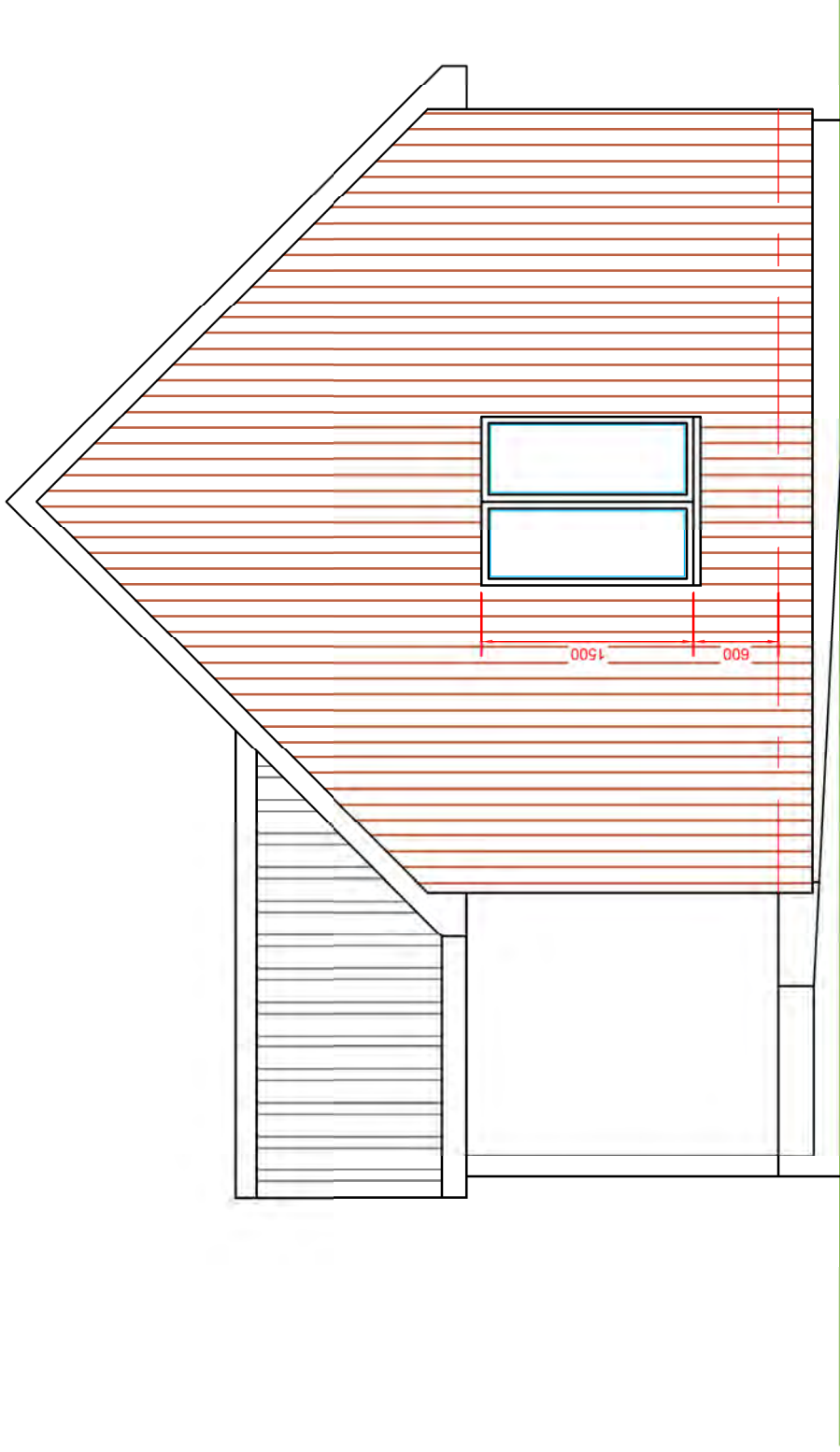
Draft foundation plan 1:50



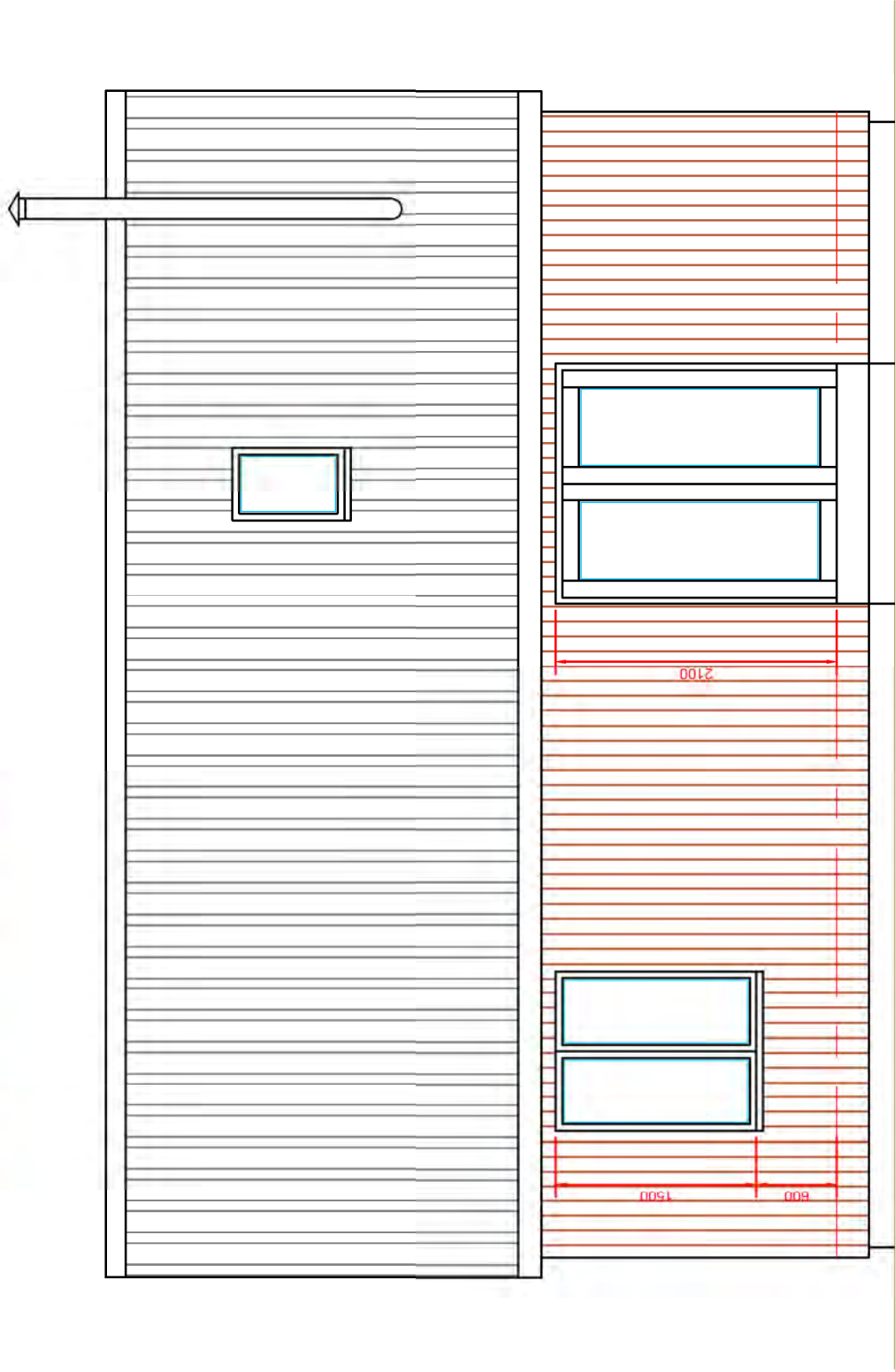
Side elevation 1:50



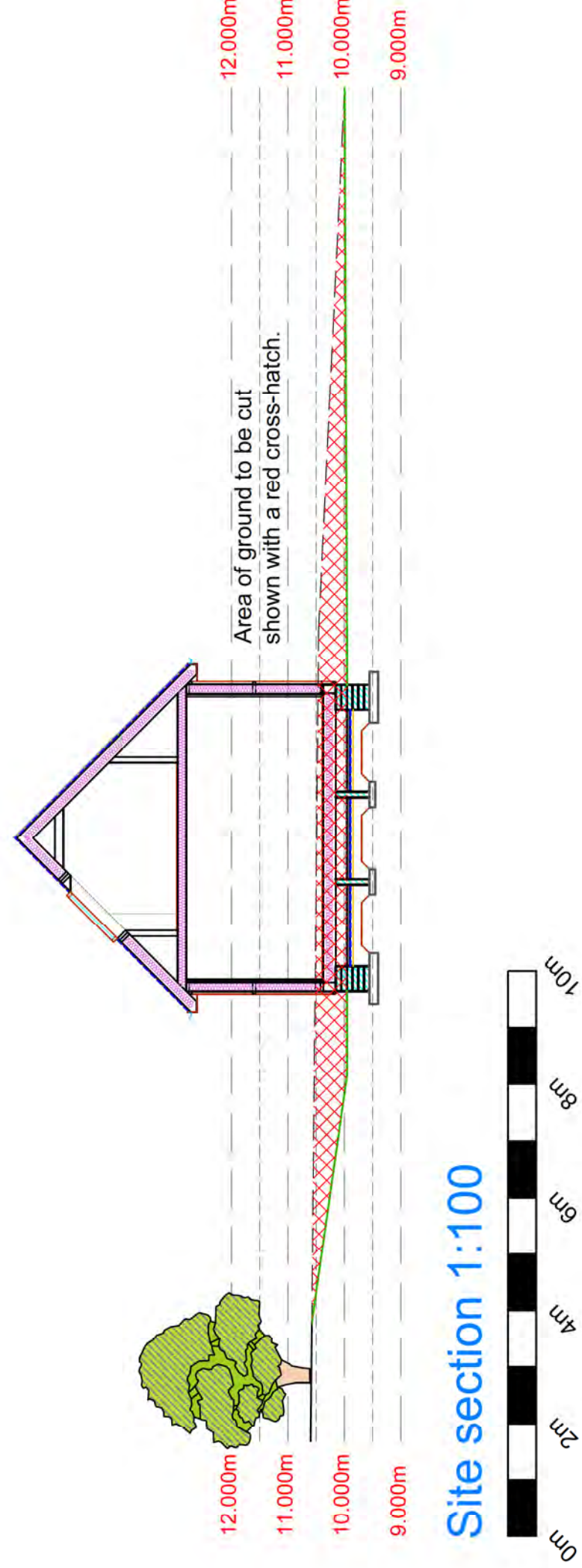
Front elevation 1:50



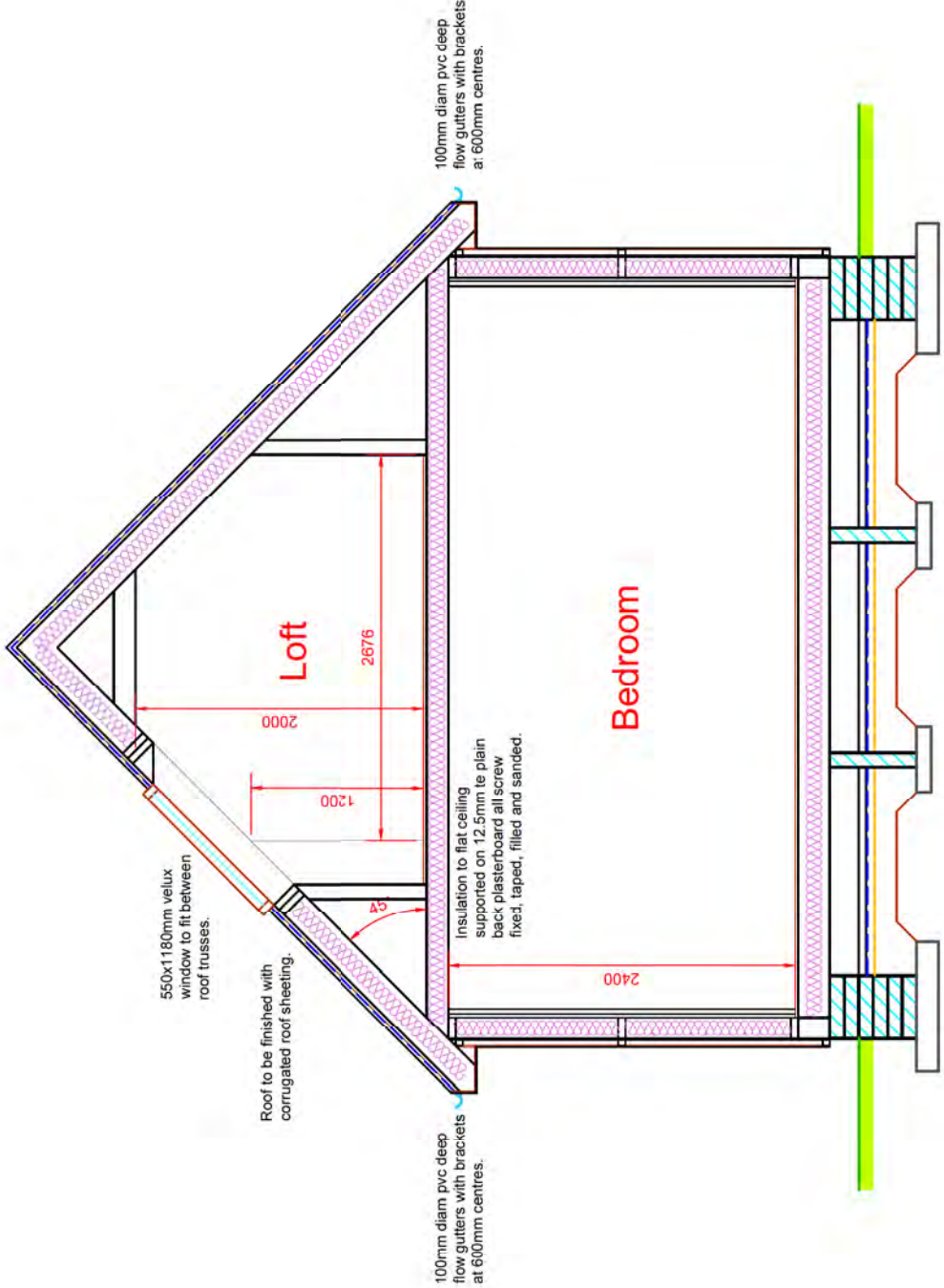
Side elevation 1:50



Rear elevation 1:50



Site section 1:100



Typical section 1:50





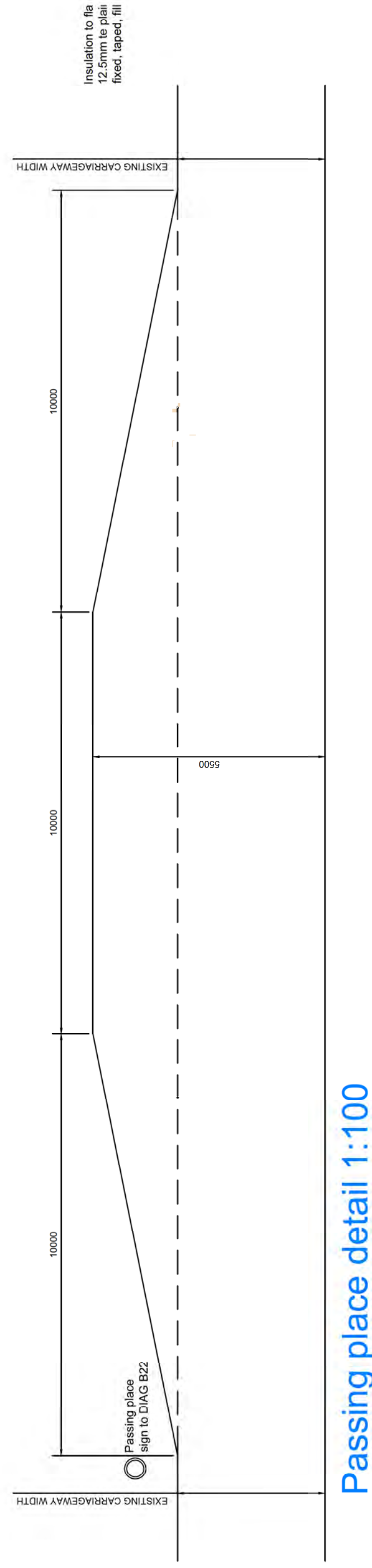




Site plan 1:500



Location plan 1:5000



Passing place detail 1:100