

5.5 Woodland Management

- 5.5.1** An Camas Mòr LLP control the areas of woodland within the Proposed Development Site. Rothiemurchus Estate controls large areas of native woodlands and forest plantations throughout the surrounding area.. These woodlands and plantations play a major role in contributing to the woodland setting required for the proposed new community within the Badenoch and Strathspey Local Plan, as well as reducing the general visibility of the proposed new community through the screening of new buildings and other associated features from surrounding viewpoints.
- 5.5.2** It is recognised that trees are not permanent features, and that land management practices, especially associated with forest management, can result in sudden transformations in landscape character and general visibility within an area through the removal of tree cover.
- 5.5.3** Rothiemurchus Estate has developed a Forest Plan for their woodlands and plantations where the primary objective is to increase the general woodland cover over the 20 year period of the Plan. This objective would be achieved through active management of areas of ancient woodland, where conservation and natural regeneration are key objectives. Continuous cover management would increase the overall woodland age diversity. Selective thinning and felling of plantations and woodlands would retain the overall wooded character of these areas whilst allowing individual trees and stands to develop to maturity. There would be a tendency towards natural regeneration of native species, with clear felling and replanting to be adopted in limited areas only. This approach would ensure that the generally wooded character of the An Camas Mòr site and its wider setting would be retained beyond the lifetime of the proposed development of the new community.

5.6 Construction Activities

Introduction

- 5.6.1** The following section describes the construction activities which would be undertaken on the proposed development site for An Camas Mòr. The information has informed the Environmental Impact Assessment.
- 5.6.2** In describing the construction activities it has to be recognised that this is based on a range of assumptions based on professional experience since precise methods, programming and use of plant can not be determined at this stage of the proposal.
- 5.6.3** A detailed baseline description, impact assessment and the mitigation measures are provided in Volume 2, Chapter 9, Sections 1-10.

Scheme Overview - Phases and Construction Activities

- 5.6.4** 'Development activities' should be understood as those outlined in Table 5.3 which are a breakdown of the proposed development; while 'construction activities' are undertaken to construct the development activity; whilst

'enabling works' support the construction activities and provide a safe working environment and effective development. Environmental Management, Mitigation and Controls are site specific activities which would be implemented in conjunction with development, construction and enabling works to prevent pollution and promote environmental best practice on site.

5.6.5 Enabling works therefore include:

- Site Investigation;
- Site Establishment of staff welfare facilities, contractor staging areas;
- material and plant storage area and access for construction traffic;
- Traffic control; and
- Works to connect the Site to utility services (surface and foul drainage, water, sewage, electricity, telecoms networks) including substations.

5.6.6 Enabling works are typically undertaken at the beginning of each development phase to prepare the site and access for construction, however enabling works could be carried out at various times during Phase A – D construction if development areas in each phase are subdivided. A more detailed schedule of the enabling works for the Proposed Development would be available closer to the time of construction.

5.6.7 Development and Construction Activities would include:

- Roads and junction upgrade and construction, suitable for traffic requirements of construction and the public;
- Site clearance including vegetation clearance and tree felling, temporary earthworks, foundation works and above ground structures;
- Sustainable Drainage System (SuDS) and services installation; and
- Landscaping and revegetation.

5.6.8 Environmental Management, Mitigation and Controls include:

- Sediment and erosion controls such as sediment fences;
- Storage practices and controls;
- Waste Management;
- Management of polluting materials; and
- Development and Implementation of a Construction Environmental Management Plan (CEMP).

- 5.6.9** The Construction Environmental Management Plan (CEMP) contains best management practices and site specific procedures and controls for environmental protection. The CEMP would be developed in consultation with the main contractor and agreed upon with the environmental regulators prior to the start of works.

5.7 Construction of Scheme and Enabling Works

Site Investigation

- 5.7.1** Site investigation would be undertaken to ensure the suitability of the area of the Proposed Development and inform construction methodologies and engineering requirements to allow adaptation of works to the local conditions.

Ground Investigation

- 5.7.2** Detailed ground investigation would be undertaken to determine existing structures the load bearing capacity of the ground; drainage capacity; existing contamination; and the suitability of materials for reuse
- 5.7.3** Preliminary ground investigation of the site has described the strata to generally consist of free draining gravel and sand, this permeability has potential implications for the design of sustainable drainage systems (SuDS), potential impacts on ground water and also the potential need for drainage to provide a well drained site for construction works. Further detailed discussion is provided below in Section 5.9 (SUDS strategy Section 5.4 and Hydrology and Supporting Documents, Water Quality Impact Assessment paragraph).

Contaminated Land

- 5.7.4** The area proposed for development is considered to be a greenfield site with a history of forestry and grazing on which the basis this assessment has determined that the risk of previous contamination is not significant and that no further contaminated land investigation is required.

Site Establishment

- 5.7.5** Site establishment as part of the enabling works would be undertaken at the outset of each construction phase, to establish site compounds with staff welfare facilities, temporary offices, car park areas and storage areas for plant and equipment. Storage of construction materials and waste may be within the individual compounds or established at a central location elsewhere on site. Outside of the compounds, construction phase SUDS, services, points of access and egress, site preparation works and environmental and pollution prevention controls would be established.

Site Compounds

- 5.7.6** It is likely that there would more than one site compound established at a time as several construction activities would be undertaken concurrently. Each site compound would be relocated throughout the development stages to allow