



PROPOSED FENCE & GATE

Fence to be 1.5m high agricultural post and wire fence to match existing fencing around adjacent garden.

Gate to be 1.5m high galvanised steel field gates secured to timber posts.

FINISHES/PLANTING KEY

- A** New wildflower & shrub mix planting areas comprising native plant species appropriate to agricultural and coastal environments, including dog rose, hawthorn and wildflowers such as rock rose, yellow rattle and meadow grasses.
- B** Native hedging to screen car parking from venue, using mix of hedgerow trees including holly, hawthorn, beech and dog rose.
- C** Existing private garden for tenant within existing steading farmhouse. Outwith of scope of landscape enhancement proposals.
- D** Existing compacted hardcore/gravel finish to access tracks around steading and to steading courtyard to be repaired, upgraded and extended to cover new areas of handstanding, providing a permeable surface for drainage of land. New surface finishes to match existing. All new areas of handstanding to be supported on dense substrate to civil engineer's specification to reduce the risk of future subsidence and potholing.
- E** Perimeter of courtyard and 1.8m wide access path from accessible parking to all principal entrances to be finished with fine gravel to provide level and smooth route appropriate for use by visitors with limited mobility.
- T1** Focal point tree to centre of courtyard to be medium height native species from sapling transplanted from elsewhere on Estate - holly, beech, rowan or willow.
- T2** To be small/medium height native species from sapling transplanted from elsewhere on Estate - holly, beech, rowan or willow.
- T3** To be small/medium height native species from sapling transplanted from elsewhere on Estate - holly, beech, rowan or willow.

BIODIVERSITY STATEMENT

Biodiversity Enhancement - Planting

Within the constraints of this application site there are limited opportunities for significant planting works to support biodiversity enhancement. The applicant is also the owner of other areas of surrounding land, including areas of mature woodland and portions of ancient 'Atlantic rainforest', and extensive efforts are underway elsewhere within the Estate to support the enhancement of local biodiversity, including the removal of invasive rhododendron species and measures to control the local population of red deer.

Within the application site, it is proposed to plant 3no new native trees, as well as a mix of native hedgerow, wildflower and shrub plants to verges of car parking areas. Refer to the site plan and key for further details. Species selected to be planted in these areas are informed by those growing elsewhere on the Estate, and it is proposed to transplant naturally seeded saplings and small plants from elsewhere on the Estate to this site.

Biodiversity Enhancement - Physical Measures

Key native wildlife species identified within the vicinity of the development site include a number of native bird and bat species. 5no bird nesting boxes, appropriate for use by a range of different native bird species, are to be installed in discreet locations on the steading building or within surrounding trees.

Detailed measures for the protection of bats during the project are noted in the method statement prepared by Rowan Ecology and accompanying the original application. In line with the Species Protection Plan proposed within this report, 2no bat boxes are to be installed on nearby trees at the commencement of works and will remain in place during and following the completion of works.

GENERAL NOTES

- This drawing is to be read in conjunction with all other drawings and specifications.
- Do not scale off this drawing. Written dimensions to be taken only. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Architect prior to work commencing.
- This drawing must not be copied in whole or in part without prior written consent of Studio IMA Ltd.

REVISIONS

STUDIO IMA

21 Marlow Street | Loughborough | Leicestershire | LE11 3BN
t: 01509 457 442 | w: www.studioima.co.uk
Registered address: 21 Marlow Street, Loughborough | Leicestershire | LE11 3BN

Client
Ralph Dundas

Project
**AIRDS ESTATE
Steading Conversion
Port Appin**

Drawing Title
SITE PLAN

**Landscape Enhancement Plan
& Biodiversity Statement**

Scale Bar: 1.5m 3m 4.5m 6m 7.5m North

Scale: 1:150@A1 Date: 18/11/2025

By: DA Status: PLANNING

Checked: IM Approved: IM

Drawing Number
2210_PL-PL108

Rev
-