

Core Path Report for New Path 019 (HEL) Camsail Wood, Roseneath

1. Proposed Core Path



2. Summary of Representations Received

Representation	Respondent Name	Organisation/ Group	Objection Summary	Respondents proposed action	Respondent Ref No.	Objection withdrawn
Objection	Michael McManus		Core Paths Plan insufficient	Include this path as a core path	P107	

3. History of Access

- i. Right of Way Status: None
- ii. Recorded Access Issues: An informal enquiry was made regarding access into the quarry which has recently been lost due to quarrying works recommencing, Development Management were involved due to planning concerns over the quarry and have been assured access paths will be reinstated once quarry works have been completed.

4. Site Visit



Northern entrance into the woodland



Track through the woodland



Edge of active quarry area



Steep drops just above the quarry face



Unprotected steep drop above quarry



Flagging on trees above the working face of the quarry



Path along the northern edge of the woodland



Small makeshift bridge over burn



Open area under power cables appears to be used as a motorcycle track



Approaching the stumps of Adam and Eve two large trees which once grew here



Stumps of Adam and Eve



Track leading out towards the southern entrance to the wood



Southern entrance opposite bus stop

5. Alternative Route/s

None identified

6. Consultation with Objectors & Other Interested Parties

The objector wishes to see the path network in Camsail wood included in the Core Path Network.

7. Access Officer's Initial Comments

The site was at one time owned by the Forestry Commission and was sold off at some stage in recent years. During the period of Forestry Commission ownership a network of paths was developed and promoted for public use (see Appendix IV). The stumps of two Silver Fir trees known as Adam and Eve were planted off in 1720, grew to over 124 feet and died off at some time before 1970. They were made safe by the Forestry Commission were intended to remain as a monument to these two former land marks.

The current owners applied for Planning Permission to develop 75 holiday chalets on this site in December 2003 however this has yet to be determined or withdrawn. More information regarding the proposed development can be found on the Council's Website;

<http://publicaccess.argyll->

[bute.gov.uk/publicaccess/caseDetails.do?keyVal=HPZX3DCH64000&caseType=Application](http://publicaccess.argyll-bute.gov.uk/publicaccess/caseDetails.do?keyVal=HPZX3DCH64000&caseType=Application)

One of the documents on this site suggests that it is now unlikely that Planning Permission would be given for this site to be developed. Instead the Reporter at the Public Local Inquiry for the Argyll & Bute Local Plan designated this woodland as an Area for Action with forest restoration and management as its goal. See below and Appendix IV for a copy of the letter to the developer's agent dated 15 January 2010.

Circumstances have changed somewhat since your application was submitted in 2003. The Argyll and Bute Local Plan was finally adopted in August 2009. The area covered by your application was considered in detail at the Local Plan Public Local Inquiry and as a result of the outcome of this, Potential Development Area (PDA) 3/15 was removed from the plan and instead an Area for Action (AFA 3/20) has been designated with forest restoration and management as its goal. This would appear to be in conflict with your client's application to provide 75 chalets.

The paths surveyed within the woodland were found to be in a very poor condition and the presence of the working quarry, which was inactive at the time of the visit suggest that the path network should not be promoted on this site at the present time. However in view the fact that the owner will either apply for Planning Permission to develop the site or develop a woodland management plan for the site it would be appropriate to designate an Aspirational Path on this site. This would help to ensure that a network of paths is provided if the woodland is replanted or developed.

Conclusion – I propose that the paths identified within this woodland are designated as Aspirational Routes to ensure that when a woodland management plan is drawn up a network of paths is provided in consultation with the local community. Alternatively if the site is developed planning conditions can be made which require the developer to provide a network of paths for public access on the site.

8. Advice received from the Access Forum

9. Access Officer's Final Recommendations

10. Appendices

Appendix I. Copies of the representations received during the formal consultation Representation from Mike MacManus of Peninsula Paths Group

P107

Grierson, Douglas

From: [REDACTED]
Sent: 16 January 2011 23:51
To: Grierson, Douglas
Subject: Re: Core Path Plan Consultation
Attachments: ABC CPP Comments.docx

Hi Douglas,

How has the winter weather been affecting the sunny south west?

I have managed to have a quick look at the CPP maps, they do take a while to download, concentrating on the Rosneath Peninsula.

I note the comments I submitted regarding CP status of a route along the B833, to the south of Rosneath, creating a circular route based upon Kilcreggan have not been taken up. As I did not get a response on the comments I am wondering if they got to you. I submitted them through Ali Hibbert as part of my LAF response comments back in June 2009. I had intended to follow up and check they had been received but I neglected to do so.

My comments regarding the B833 still apply and, if you wish, I could provide you with the information enabling the links to be described.

I also commented on the apparent categorisation of the West Highland Way north of Tyndrum. I see this has changed in this edition of the CPP, up to Forest Lodge at Victoria Bridge, but the route beyond the Lodge to up to Ba Bridge is not a CP.

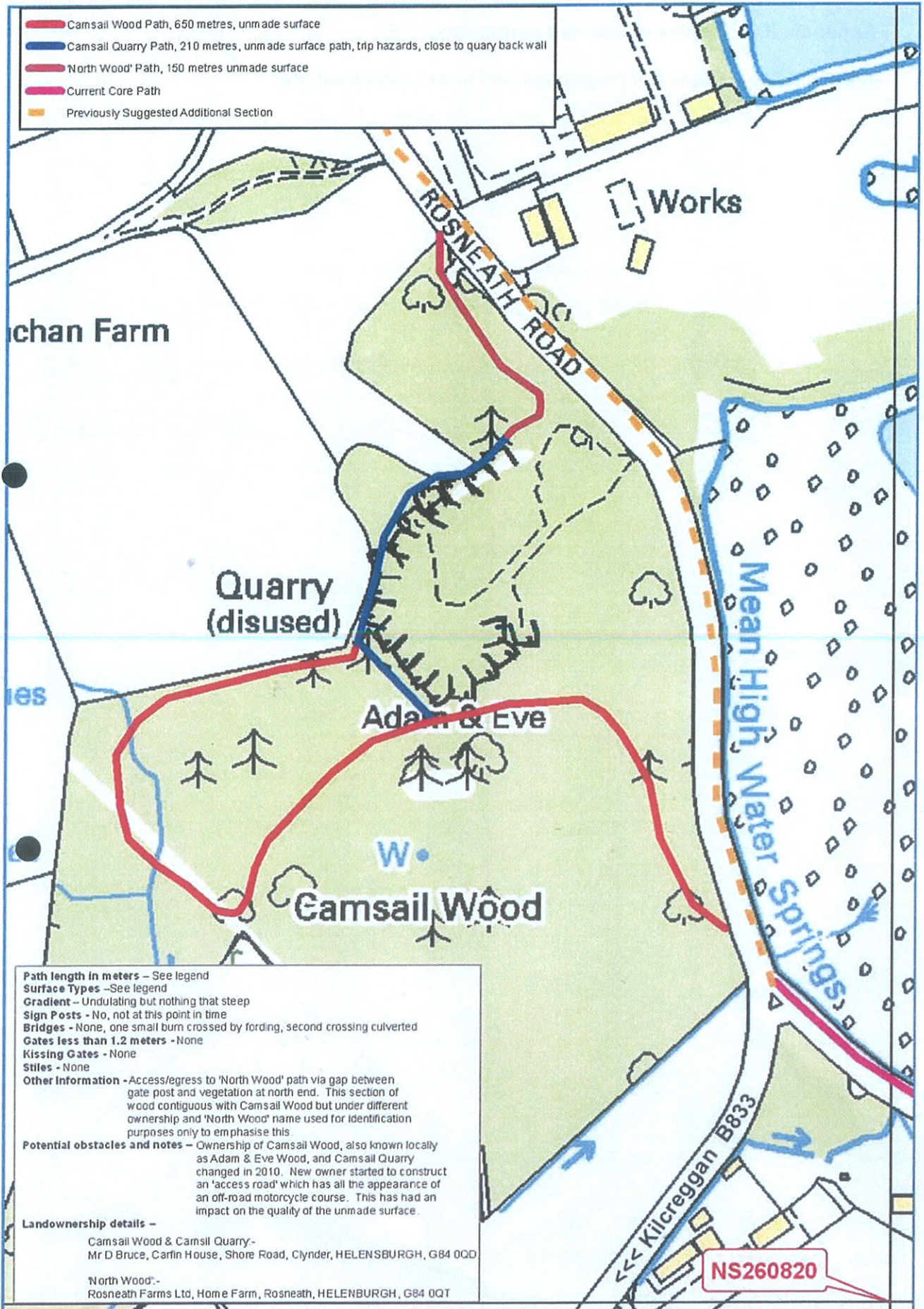
My comments on the B833 and WHW south of Ba Bridge are still valid so are attached for your consideration. I am sending the original document containing my comments so please ignore the comments covering the route between Tyndrum and Forest Lodge.

I have also comments to submit concerning the alignment and categorising of paths at the Peaton Hill and a suggestion for an additional CP in Camsail Wood, located just south of Rosneath. I shall submit these shortly.

Regards

Mike

In a message dated 14/01/2011 15:19:28 GMT Standard Time [REDACTED] writes:



Appendix II. Copies of relevant correspondence

Appendix III. Copies of responses additional consultations

Appendix IV. Additional supporting documents

Email from Alistair McIntyre of Peninsula Path Group:17/02/2012

Hello, Douglas,

Please find attached a list of flowering plants noted at Adam and Eve Wood on 6 June 2007. This was not meant to be a comprehensive listing; rather it was motivated by the hope that it might include at least several species normally associated with long-established woodland.

The exercise had been prompted by concerns that the site might be vulnerable to development that would be detrimental to flora and fauna found there. At that time, the Wood was owned by a quarrymaster, who had been trying, unsuccessfully, to have the former quarry re-opened, and chalets built in the woodland areas.

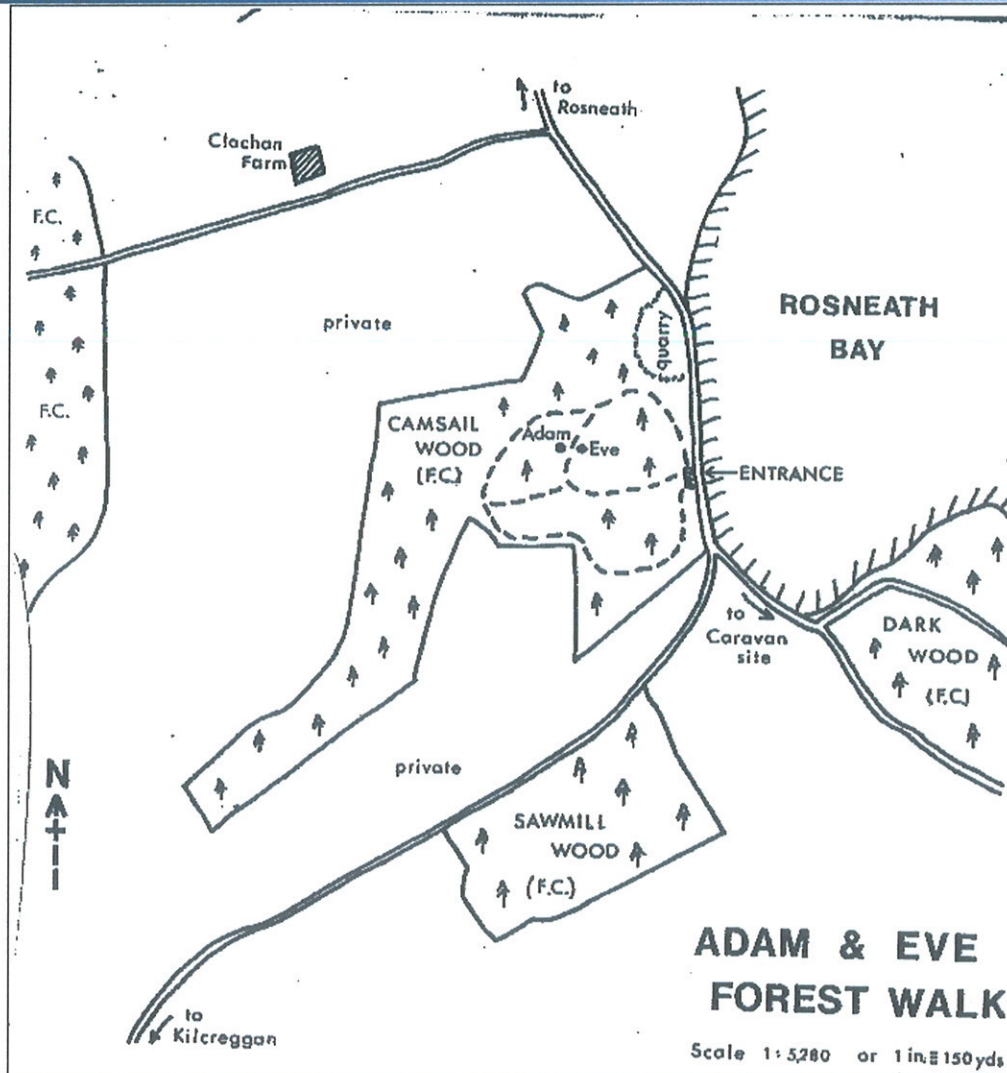
In the event, as you will see, there were relatively few plants noted that would suggest ancient woodland, but nevertheless there were several, including pendulous and remote sedge, and perhaps the likes of yellow pimpernel.

Herein however, one has to bear in mind that the site has been subject to much change, including several rounds of commercial conifer plantings, while further back, it was not really a "wild" area, being essentially the managed policies of Campsail House, once the home of the Campbells of Camick, and which may date from c.1700, if not earlier (the House was demolished, and the stones removed, in the early 19th C.)

I shall send two items relating to the Forestry Commission's plans for the site, dating from 1979, as attachments under separate cover, in the hope that they may also be of interest.

With all best wishes,

Alistair.



CAMSAIL WOOD - ROSNEATH

Camsail Wood was acquired by the Forestry Commission in 1958 from Rosneath Timber Co. Ltd., who had completed extensive felling operations. The gross area of the Wood amounts to 30 acres, of which 27½ acres are under forest conditions and 2½ acres of quarry. With the exception of the quarry, the area was replanted by the Forestry Commission in 1958 with a wide variety of tree species: Douglas Fir, Norway Spruce, Sitka Spruce, Silver Fir, Thuja, Lawson Cypress, Oak, Beech, Ash and Elm. Some of the surviving trees from the felling operations were left standing.

The local name for Camsail Wood is, of course, Adam & Eve Wood, named after the twin Silver Fir trees, which at one time towered over all other trees within the Wood. The two old trees died, in the main, from natural causes some years ago and their stumps, which remain, have now been rendered safe and preserved for posterity by the Forestry Commission with the help of a team from Clyde Submarine Base. The late Sir Joseph D. Hooker, one time Director of Kew Gardens, estimated that the trees had been planted around 1720 by the then Duke of Argyll and in an article in the Gardening Illustrated of February 1891, the height of the trees was estimated at 130 ft and 124 ft respectively.

The Forest walk, which was opened in June 1979, follows the drive which led to Camsail House, of which only the foundations remain, offers the inhabitants of the area and visitors alike, opportunity of enjoying a quiet walk within pleasant forest conditions. Additional paths and tracks have also been created, thereby extending the main walk in a series of loops. A wide range of flora and fauna exists within the section and bird-life, in particular, find the various tree types attractive.

The Wood is already being used by Blairquhark Outdoor Centre for orienteering training, hence the coloured markers hanging from some of the trees. Visitors are requested not to damage the markers.

Adam & Eve walk is stage one of a proposed recreation plan, which will lead eventually to the opening of further trails, walks and a picnic site, all within the Rosneath peninsula. Further information can be obtained from the Forest Office in Barlochhead.

It would be useful for us to know the following :

- (a) How many were in your party ?
- (b) What day of the week you visited ?
- (c) What time of day ?
- (d) Can you think of any improvements which would usefully be made ?

If you wish to complete the questionnaire, please return it to the Forest Office at Tigh-na-chaille, Barlochhead, Dumfriesshire.

Copy of letter from the Planning File for the development of 75 holiday chalets at Camsail Woodland.

03/02355/OUT | Holiday Chalet Development | Camsail Woodland Rosneath Helensburgh
Dunbartonshire

<http://publicaccess.argyll->

bute.gov.uk/publicaccess/caseDetails.do?keyVal=HPZX3DCH64000&caseType=Application

Argyll and Bute Council
Comhairle Earra Ghàidheal agus Bhòid



Development Services
Director: George Harper

Bhairvadach, Shandon, By Helensburgh G84 8ND
Tel: (01436) 658882 or 658883

15 January 2010

Our Ref. : 03/02355/OUT
Your Ref. :

Contact : Sandra Davies
Direct Line : (01436) 658884
e-mail address: Sandra.davies@argyll-bute.gov.uk

Colin MacNair
Robin Dixon & Son Ltd
Barfad Farm Office
School Road
Tarbert
PA29 6UL

Dear Sir

PROPOSED HOLIDAY CHALET DEVELOPMENT AT CAMSAIL WOODLANDS, ROSNEATH

I refer to our meeting of 27th November 2009 in connection with the above and apologise for my delay in responding.

Circumstances have changed somewhat since your application was submitted in 2003. The Argyll and Bute Local Plan was finally adopted in August 2009. The area covered by your application was considered in detail at the Local Plan Public Local Inquiry and as a result of the outcome of this, Potential Development Area (PDA) 3/15 was removed from the plan and instead an Area for Action (AFA 3/20) has been designated with forest restoration and management as its goal. This would appear to be in conflict with your client's application to provide 75 chalets.

The Final Report of the Local Plan Public Local Inquiry concluded that the condition of the woodland did not provide a justification for development. The Reporter was supportive of the aims of woodland restoration and management and noted that there may be enabling development involved but there would be no logic in removing part of the wood to restore it. It was suggested that the landowner may own land in another area which could be used instead. It was further noted that commitment to enabling development appeared to be premature at this stage.

The application site is located within an area designated as Countryside Around Settlement (CAS) and Structure Plan Policy STRAT DC2 would apply. This is only supportive of small scale development which can be defined as infill, rounding-off, redevelopment or change of use of buildings. I am not persuaded that your proposal would accord with any of these criteria.

Since our meeting I have undertaken a site visit. I consider the site to be densely wooded with limited opportunities for development which could be completed without resulting in the loss of trees. Notwithstanding the fundamental policy problems with the application there are also issues with the

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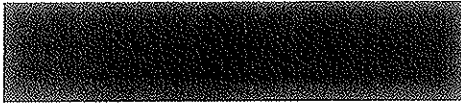
access. Since the initial submission of your application, the Area Roads Engineer has confirmed that there have been no change of circumstances since the submission of the application and in order to assess the safe visibility sightlines at this location it would be necessary for the applicant to arrange a traffic speed survey in both directions in order to establish the 85% speed.

This application was submitted on the basis of policies contained within a draft Local Plan. Following the Public Local Inquiry the Reporter did not agree that the Council were right to identify this land as a PDA and as a result this was removed from the plan prior to its adoption. This leaves your client in a position where there is no policy to support for his proposal, leaving this Department with no option but to recommend the plans for refusal.

I would be obliged if you could contact me to advise me whether your client wishes to withdraw this application or whether he would rather it be determined. As the area covered by the application site is greater than 2 hectares, this is classified as a Major application and any appeal would therefore be dealt with by Scottish Ministers.

I trust this information is of assistance and look forward to hearing from you.

Yours faithfully



Sandra Davies
Senior Planner
Major Applications Team