

By email to: eplanning@highland.gov.uk

The Highland Council
Headquarters
Glenurquhart Road
IV3 5NX

9th April 2026

Dear Sir/Madam,

25/03322/FUL

**Formation of car park, path and access to the public road
Land 1205M NE Of Craig Cottage, Craig, Strathcarron**

This letter is further to my comments of 15th December 2025. Following this submission, I attended a site visit with Chris Cartwright of Forestry and Land Scotland (FLS) and Stewart Eastaugh of The Highland Council's Outdoor Access Team on 30th January 2026. Following constructive discussion at this site visit, I note FLS submitted a *Proposed Design for the Private Way* on 4th March 2026. I am pleased to note this document fully addresses my previous concerns as follows:

- *Concern 1 The applicant has provided no specification for this path so it is not known how it will be constructed and what materials will be used.*

This *Proposed Design for the Private Way* specifies that the path will be 600m in length and 1.8m wide with 20m of pitched steps to allow safe access and egress to the culvert under the railway line. Both the path itself and associated structures such as culverts and drains will be designed in accordance with NatureScot's Upland Pathwork Manual 2025. I confirm that if built as described this path will meet the needs of hillwalkers who will rely on it for access to popular mountains in the area.

- *Concern 2 The culvert does not provide a practical or safe way for hillwalkers to cross the railway line.*

Although the culvert is not ideal, I agree it is the only practical option, given the constraints of site. Following the initial clearance work carried out by FLS it became apparent that the base of the

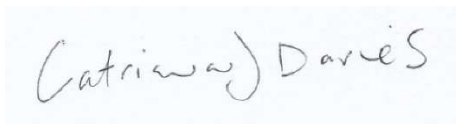
culvert is a paved stone surface, which has been covered on washed out gravel. I agree the proposal to clear this gravel, to allow as much headroom as possible, and fit a non-slip walkway, to provide grip, is the best solution for hillwalkers at this location.

- *Concern 3 That hillwalkers, unwilling to risk a fall or wet feet in the culvert, would instead choose to trespass on the railway line.*

A clearly defined, well-constructed and regularly maintained path, including pitched steps down to the culvert will encourage hillwalkers to use the route under the railway line. In addition, the proposed additional fencing on either side of the culvert is a sensible measure to deter trespassing on the railway.

I am grateful to staff at FLS and The Highland Council for taking the time to work with us to identify solutions to these issues and resolve our concerns about this application.

Yours sincerely

A handwritten signature in black ink that reads "Catriona Davies". The signature is written in a cursive style and is set against a light blue rectangular background.

Catriona Davies
Access & Environment Officer
Mountaineering Scotland

Email: access@mountaineering.scot

