

Glengarry Community Woodland



Feasibility Study Report

Prepared on behalf of **Glengarry Community
Woodlands Ltd**

by

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PART 1
Introduction &
Background

1.1 Introduction

This is a Feasibility Study commissioned by the Glengarry Community Woodland Steering Group (GCWSG) to support its application to the Scottish Land Fund (SLF) for the purchase of Forestry Commission Scotland's Invergarry Wood through the National Forest Land Scheme (NFLS).

Co-funded by Forestry Commission Scotland and Highlands and Islands Enterprise, the Study was carried out by a Consultant Team comprising **Chris Piper** and **Fiona Chalmers**, operating under the aegis of C J Piper & Co Chartered Foresters.

More details about the Consultant Team are provided in Appendix I.

1.2 Background & Timeline

The GCWSG was formed in April 2014 as a constituted community group with the specific aim to achieve a community buy out of the Invergarry Wood and former Depot via the NFLS.

To date the role of the GCWSG has been to:

- ◆ Facilitate public meetings and disseminating relevant information to seek the views of the community as to its support for attempting the purchase (June/July 2014).
- ◆ Carry out a local community ballot in August 2014.
- ◆ Submit the NFLS application (approved in November 2014).
- ◆ Obtain funding for the Feasibility Study (September 2014).
- ◆ Appoint Study Consultant Team (November 2014).
- ◆ Facilitate, with the Consultant Team, the Community Consultation "Drop-in" event in March 2015.

1.3 About Glengarry

Glengarry is a small, widely dispersed community of just over 300 people based mostly in the village of Invergarry on the A87 trunk road at its junction with the A82 Fort William/Inverness road.

The village was originally built in Victorian times by the Ellice family as a 'model' village. In 2004 the community replaced the old village hall with a new one sited about 300m to the east of Invergarry Wood, including a café, meeting room, sport assembly room, heritage centre and public toilets.

Although a small community, Invergarry nevertheless has an active core of participants in activities and committees such as the Village Hall Committee and has annual events of high standing including Highland Games and Craft Fayre. The village has a small primary school of 28 pupils, who have already been actively involved in the discussion about the woodland; however, the village population is generally older with young people leaving the area, partly due to lack of affordable housing but mainly due to lack of employment.

With larger employers such as FCS, Marine Harvest and the Hydro Board having tended to reduce the level of their local employment over recent decades, the village's strategic linkages with the 'Great Glen Way' and location on the tourist route to the west coast and Skye the community has become increasingly dependent on tourism as an important source of employment in the area.

PART 2
Study Purpose
&
Outputs

2.1 Purpose & Brief

The purpose of the Feasibility Study was to help the GCWSG in assessing the viability and potential of a range of options – many of which have already been identified through an initial community survey as a precursor to the NFLS application - for developing Invergarry Wood and Depot to achieve a range of economic, environmental and community benefits.

The key role of the Consultant Team was to provide the GCWSG with objective information, recommendations and advice as to whether the Group's and the wider community's aspirations, practical management options and capacity to take in ownership of the Invergarry Wood and Depot are physically and financially realistic, achievable and sustainable.

A further key element of the Study as it progressed was engagement with local community supporters and other stakeholders to support and encourage a greater understanding of the potential options, opportunities and challenges associated with the future management and development of the woodland and Depot as assets for the whole community.

2.2 Methodology

The Study process was structured in the following key stages:

Stage 1 - Initial meeting & site visit with the GCWSG to finalise the terms of reference for the Study, establish the respective roles of the Committee and Consultant Team, and to agree the overall work timetable and deadlines etc.. (see Para 2.3 below for more detail).

Stage 2 - Survey of the woodland and its key features / parameters – including species and age distribution, woodland condition, potential productivity, access, and potential constraints etc..

Stage 3 - Feasibility Planning and Constraints / Options Analysis, including:

- ◆ Identifying and evaluating the potential of the woodland and depot to deliver the range of economic and rural development, environmental and community / cultural opportunities and benefits already identified and others as appropriate could be evaluated.
- ◆ Advising on the viability and implications of owning the depot and woodland in terms of community capacity and long term sustainability.
- ◆ Advising the GCWSG as to options for governance.
- ◆ Advising the GCWSG on acquisition and post acquisition funding opportunities and options.

Stage 4 - Community & Stakeholder Consultation, which took the form of helping the GCWSG in planning and facilitating a local community “drop in” event to promote, inform and gauge feedback from the community regarding options for the GCWSG in taking on the ownership and subsequent management of the woodland.

Stage 5 - Finalisation of the Feasibility Study as informed by the outcomes of the woodland assessment, community consultation and the wider feasibility process.

Stage 6 - Preparation of outline woodland management proposals with financial forecasts.

2.3 Liaison with the Glengarry Community Woodlands Steering Group

An inception meeting was held with the new Glengarry Community Woodland Group on 25th November 2014 which took the form of introductions, clarifying the brief and timescale and an initial discussion around the ideas, and issues already identified through the consultation with the local residents.

There were a number of aims, ideas, opportunities and desired outcome emerging from the inception meeting.

Aims for woodland acquisition and management

- ◆ Amenity and conservation
- ◆ Primary produce – e.g. firewood
- ◆ Thinning and clearing wind blow – making safe
- ◆ Recreation provision including mountain bike options

Vision

- ◆ Sustainability - Economic (creating jobs and opportunities) and Social (young families, population retention)
- ◆ Activities that can involve whole village
- ◆ Tourism - increasing length of stay
- ◆ Specific jobs in woodland
- ◆ Learning and education
- ◆ Office facilities/IT hub
- ◆ Craft workshops and point of sale
- ◆ Working in conjunction with hall and heritage centre
- ◆ Developing community needs and wants

Ideas and Opportunities

- ◆ Network of paths
- ◆ Working with UHI Lochaber College (innovation and tourism)
- ◆ Village Hall as hub/node point/arrival point (tourist signage)
- ◆ Developing and expanding hours of café in hall
- ◆ Integrating HC support for toilets into project
- ◆ Craft workshops and retails outlet (Kirkton craft centre as partner?)
- ◆ Firewood and woodfuel
- ◆ Working with recreational user groups e.g. white water rafting
- ◆ Adventure tourism – e.g. woodland rope activities – tourism opportunity
- ◆ Wildlife hide

Constraints

- ◆ Desire of Hall committee
- ◆ Café capacity
- ◆ Access to river paths and maintenance

2.4 Study Outputs

The final product is this Feasibility Study Report which includes:

- ◆ An options analysis, informed by the outcomes of the community and external stakeholder consultations and including outline future management activities and costs, possible funding mechanisms and approaches to involving the local community.
- ◆ Indicative forecasts of expenditure and revenue pertaining principally to the potential of Invergarry Wood to begin to achieve the local community's aspirations and objectives, together with funding requirements and a funding strategy moving forward.

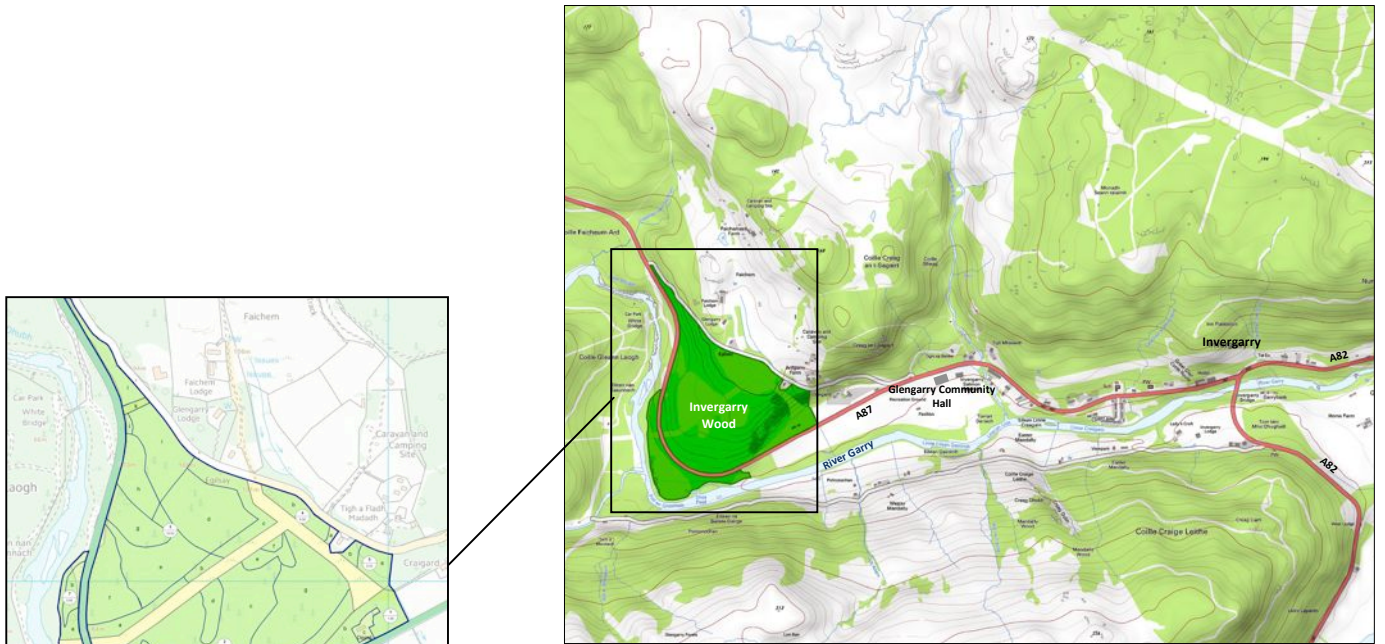
PART 3
Woodland Survey
& Assessment

3.1 Location & Overview

Invergarry Wood - as it is referred to by Forestry Commission Scotland - is a 30 hectare (ha) woodland currently part of the National Forest Estate.

Located approximately 1km west of the village of Invergarry, the woodland comprises two blocks dissected by the A87 trunk road, with the main block (25.5ha) lying to the north of the road and a small block of about 4.5ha to the south – see Map 1 below.

Map 1 Invergarry Wood - Location



The make up of the property is summarised in Table 1 below, showing that over 90% of the area containing within the NFLS application area is stocked (i.e standing trees) woodland, with the balance comprising the two Scottish Hydro (SSE) wayleaves that traverse almost the centre of the woodland from north east to south west and also across the north west corner, plus some other open ground and the former Depot.

Table 1 Invergarry Wood – Summary Areas

Item	Area(ha)	%
Stocked woodland	27.71	91
Wayleaves	2.45	8
Other open ground	0.24	1
Depot area	0.17	1
Total Woodland Area	30.57	100

Invergarry is a relatively small woodland currently characterised by the predominance of even-aged, commercial conifers with some steep slopes and often rocky ground conditions.

However, the mix of species present, together with some areas of birch, including an area that has in the past been formally registered as a seed stand, and its location close (and in part directly adjacent) to the River Garry nonetheless provide the

woodland with an innate attractiveness, diversity and potential amenity value that contrasts it with many of the much larger scale, single species commercial plantations found elsewhere in the area.

Although the woodland would appear to have received relatively low levels of management input over recent years, probably on account of its small scale in a National Forest Estate context, there are now significant volumes of standing timber which provide a new owner with opportunities not only to generate immediate income from the harvesting of some of the mature or over mature stands, but also to begin the longer term process of restructuring the woodland with a view to providing more diversity in terms of future woodland type.

3.2 Survey

A detailed site survey of Invergarry Wood was carried out by the Consultant Team in early 2015 as a basis for assessing the constraints and opportunities, future management options and financial implications for community ownership.

The survey involved taking measurements in over 70 individual 0.01 or 0.02ha sample plots throughout the woodland of various crop parameters including species, yield class, average tree size and standing timber volumes, and species distributions (to verify or otherwise Forestry Commission Scotland’s stock map as supplied) as well as an overall visual assessment of the woodland location, condition, terrain, and any other relevant features.

A summary of the key crop parameters is provided in Table 2 below:

Table 2 Invergarry Wood – Summary Crop Survey Data

Crop Type	Species	Area (ha)	Top Ht (m)	Yield Class Range	Vol/tree (m ³)	Vol/ha (m ³)	Total Vol (m ³)
Conifers	DF	7.44	30.0	10-16	0.75	600	4,164
Conifers	Japanese larch	3.31	24.0	10	0.62	475	1,572
Conifers	Scots pine / European larch	4.64	22.0	10-12	0.5	255	1,183
Conifers	Scots pine	5.57	21.0	10-14	0.34	342	1,907
Conifers	Norway spruce	1.43	24.0	10-12	0.44	365	522
Conifers	Western hemlock	0.79	26.5	14	0.7	420	332
Broadleaves	Birch	2.25	19.0	2-4	0.3	101	212
Broadleaves / Coppice	Birch	2.28	19.0	2-4	0.19	90	228
Totals		27.71					10,120

The survey sample plot data is summarised in Appendix II and a compartment schedule provided in Appendix III.

* “high forest”: is defined as stands which are, or could become, capable of producing timber of a size and quality suitable for sawlogs

3.3 Summary Description of the Woodland

3.3.1 Crop Types, Species and Age-Class

The majority of the woodland comprises high forest conifers with some scattered areas of high forest* birch with the exception of the birch in the southern block which is mainly of coppice origin. The dominant conifer species are Scots pine (20%) and Douglas fir

Fig 1 Invergarry Wood – Species Distribution

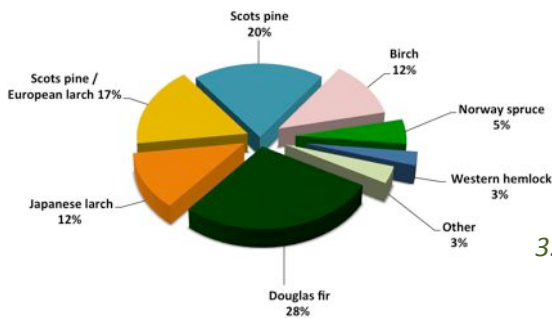
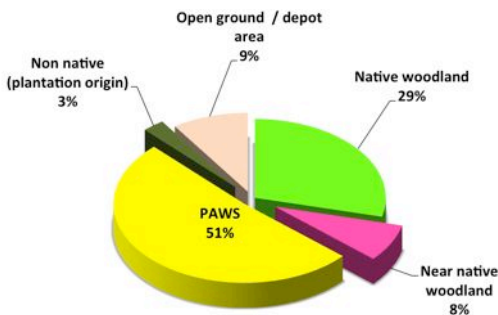


Fig 2 Invergarry Wood – Distribution of Native Woodland

Source: Native Woodland of Scotland Survey (Forestry Commission Scotland)



(28%), with other areas of Scots pine and European larch mixtures, Japanese larch, Norway spruce and western hemlock – see Fig 2 and Map 2.

The woodland is of uniform age - FCS records indicating that the entire woodland was planted in 1956. At aged almost 60 years old, most stands are either now approaching maturity or over mature albeit with some variation between species.

3.3.2 Native Woodland Status

The majority of the woodland is recorded in the Native Woodland Survey of Scotland (NWSS) as being of former native or near native status - see Map 3 and Fig 2 below.

In the NWSS, native woodlands are defined as those where the canopy cover is composed over 50% of native species. “Nearly-native” woodlands are woods where native species make up between 40% and 50% of the canopy. They could have potential to be converted into native woodlands by altering their species mix.

Planted woods on Ancient Woodland Sites (PAWS) are derived from the Scottish Ancient Woodlands Inventory. These woodlands appear to have originated through natural regeneration sometime before the mid-19th century, but were later converted to planted woods. Just over 51% of Invergarry Wood comprises PAWS.

3.3.3 Woodland Conditions & Tree Health

From our survey assessment, Invergarry Wood is bearing some productive and high quality timber, available for harvesting now or in the longer term, particularly with respect to the Douglas fir and larch stands. Furthermore the woodland has the ability to continue to grow a diverse range of both broadleaves and conifers with scope to consider restoration of native woodland on some or all of the woodland over the longer term subject to prevailing management priorities and objectives.

However, because the woodland would appear to have received low intensity management inputs over the past few decades most of the stands are now significantly overstocked (in terms of density of trees per hectare), which in some cases reduces the possibility of resuming a normal thinning pattern - such as in the unthinned stand of western hemlock - due to increased potential for windblow damage. Indeed there is already incipient windblow in the Douglas fir stands to the north of the wood which has now reached the point whereby some early felling needs to be considered to prevent loss of value – not only of the timber in economic terms but also of the wider woodland in terms of amenity and environmental values.

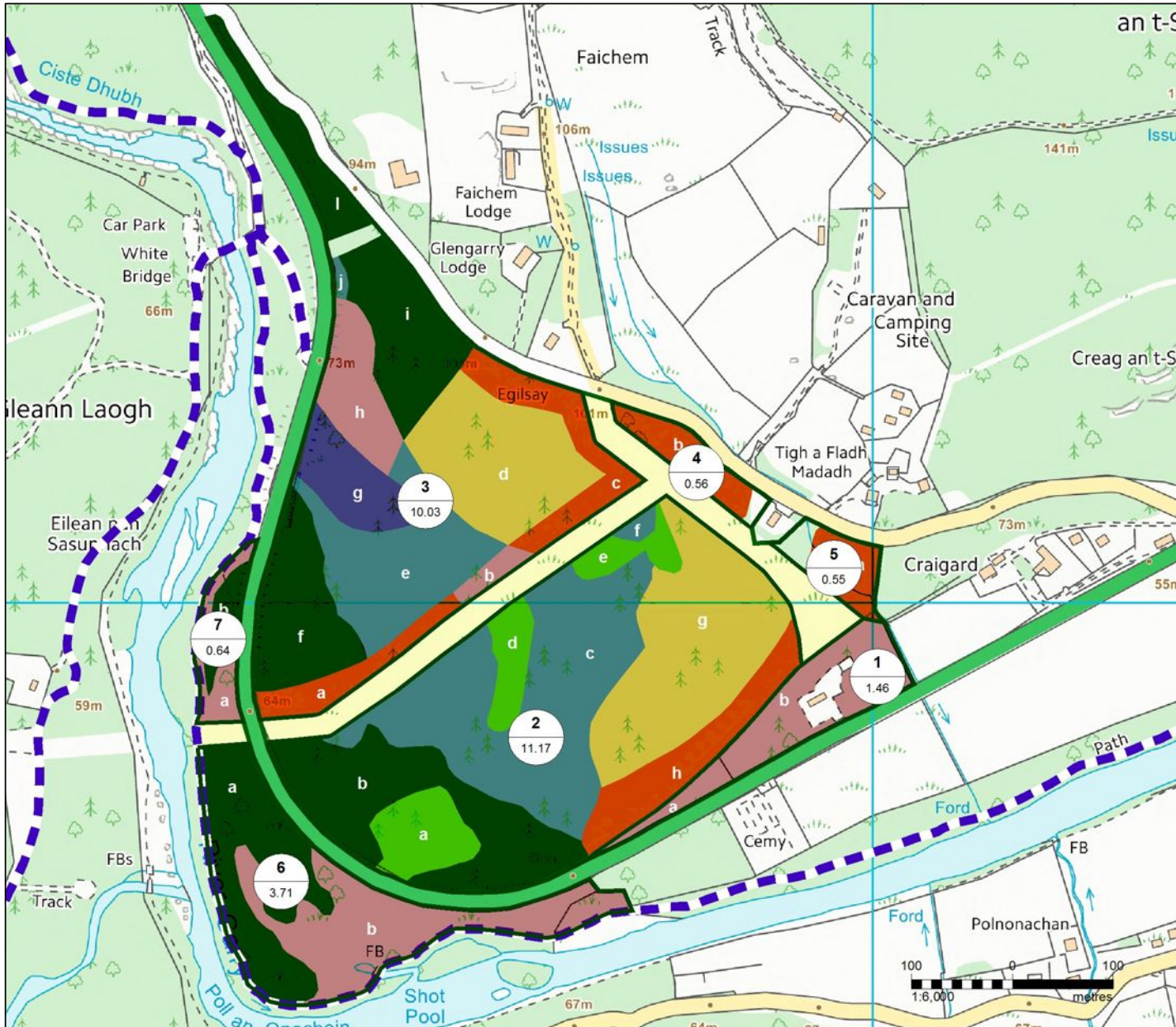
Ground conditions and access, particularly with regard to future timber harvesting and other woodland operations, are challenging in places due to rockiness and some steep slopes.

The Scottish Hydro overhead power line “wayleaves”, although intruding somewhat on the visual attractiveness and integrity of the woodland because of their linear shapes, do nonetheless provide some key access routes, possibly for future timber extraction, as well as possibilities for reshaping them when planning the felling and replanting of adjacent stands.



Mature Douglas fir stands in the north of Invergarry Wood (where windblow has started)

Map 2 Invergarry Wood – Species



Glengarry Community Woodland
Feasibility Plan

INVERGARRY WOOD
Species

LEGEND

- Woodland boundary
- Compartment boundary
- Compartment No & Area (hectares)
- Sub compartment boundary
- Douglas fir (DF)
- Japanese larch (JL)
- Scots pine (SP)
- Norway spruce (NS)
- Western hemlock (WH)
- SP / Larch mix (SP/L)
- Birch (Bi)
- Open ground / wayleave
- Other woodland

Scale at A4
1:6,000

Map Ref
Inv G Wood/ Species

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Tree health, together with the possible impacts of climate change generally, are currently major issues in UK forestry with a number of particularly destructive diseases at the forefront in Scotland and that are influencing woodland management options – notably, ash dieback (*Chalara fraxinea*)¹, *Dothistroma* needle blight (DNB)² affecting pine and *Phytophthora ramorum*³ (affecting larches).

While there is currently no evidence of these diseases being present in Invergarry Wood, the risk of DNB and Phytophthora is a potential issue and will require on-going vigilance.

Trees found to be infected with Phytophthora will be subject to a Statutory Plant Health Notice(s) issued by the Forestry Commission that normally requires immediate felling. However, there is provision for funding assistance for such felling (and replanting as appropriate) through the Scottish Government's Scotland Rural Development Programme (2014-2020).

There would appear to have been a partly successful rhododendron removal programme carried out by FCS within the southern woodland block during the past few years. However, this will need to be monitored with a view to the potential need for further follow up control measures to prevent unwanted regrowth and an attendant threat to woodland biodiversity through excess shading.

3.3.4 Public Access and Recreation

At present there is a significant "divide" between the main woodland block to the north of the A87 and the smaller southern block to the south in terms of use by the local community and visitors for access and recreation.

In the northern block there is little or no formal access provision or path network – although there is ample scope for it. Also with the inclusion in the NFLS sale of the former Forestry Commission depot, there are potential opportunities for developing this area as a "start point" (with scope for parking) for future access and recreational activities.

In contrast the southern block is bounded along its western edge by the core path running adjacent to a highly scenic section of the River Garry, which is well used and ideally suited for quieter recreational walking. There are some on-going tree safety issues along some sections of the path together with a flood damaged Forestry Commission-installed footbridge which will not only require attention prior to community acquisition but also on an on-going basis in terms of fulfilling ownership responsibilities for protecting public safety.

3.4 Key Woodland Features

In summary the key features of the woodland that are likely to influence its future management include:

- ◆ Visually attractive woodland despite predominance of commercial conifers, but enhanced by the variety of species.
- ◆ Standing crops are of varying quality and productivity but overall more favourable than perhaps given to believe prior to the Feasibility Study.

¹ <http://www.forestry.gov.uk/chalara>

² <http://www.forestry.gov.uk/dothistromaneedleblight>

³ <http://www.forestry.gov.uk/pramorom>

- ◆ Status of most of the woodland as being formerly native woodland of one type or another with scope for some restoration.
- ◆ Woodland is even aged and although the standing crops are at varying stages of maturity, some are now over-mature and ready for felling.
- ◆ Some steep slopes and other difficult terrain for forest management operations such as timber harvesting.
- ◆ Areas of birch woodland that lend themselves to local community led fuelwood / craft wood (turnery) activities.
- ◆ The route of the core path that coincides with the westernmost boundary of the woodland.
- ◆ Little or no formalised public access within the main block of woodland
- ◆ Deer are present and a potential threat to future replanting objectives.
- ◆ A formerly registered birch seed stand
- ◆ Stands of larch are potentially at risk of becoming infected with *Phytophthora ramorum* (a disease currently spreading within Scotland affecting larch trees generally).

3.5 Constraints and Opportunities

In conjunction with the above features, the Study has identified number of constraints and opportunities that are likely to take centre stage in considering the viability and therefore approach to the future aspirations for, and management of, the woodland itself should it come into community ownership.

These are summarised in Table 3 overleaf and illustrated in Map 3.

Table 3 Invergarry Wood – Constraints & Opportunities

Constraint	Opportunity
<ul style="list-style-type: none"> ◆ The woodland’s uniform age and general crop maturity the need to consider early woodland management intervention. 	<ul style="list-style-type: none"> ◆ Begin the process of restructuring the woodland to provide a more diverse age range and ultimately more attractive woodland ◆ Opportunity for early income generation from an initial phase of felling. ◆ Begin the process of introducing a greater range of species and possibly – over the longer term - woodland types, reflecting the GCWSG’s stated aspiration to move towards ultimate reversion to native woodland. ◆ Opportunity to retain some areas of the woodland as “long term retention” (i.e. avoiding “clear felling”) to maintain element of permanent woodland, particularly where most publicly visible.

(... / Table continued over)

Table 3 Invergarry Wood – Constraints & Opportunities *(continued)*

Constraint	Opportunity
<ul style="list-style-type: none"> ◆ Facilities for public access to the main block of woodland are currently underdeveloped constraining public and community usage / enjoyment. 	<ul style="list-style-type: none"> ◆ Improve access to better facilitate a range of future activities (although significant funding would be required to introduce and maintain paths etc.). ◆ Variation in terrain in the northern block would make the woodland ideally suited to “entry level;” mountain bike trails.
<ul style="list-style-type: none"> ◆ Separation of the two blocks of woodland by the A87. 	<ul style="list-style-type: none"> ◆ Use different management regimes to suit different objectives particularly with regard to type of recreation. Less intensive management such as continuous cover type silvicultural systems (i.e. those that presume against [large scale] clear felling) could be used in conjunction with objectives for enhancing the amenity value and quieter recreation adjacent to the river and the core path, whilst more “conventional” forest management could take place in the larger, more “absorbent” block in the pursuit of longer term restructuring objectives.
<ul style="list-style-type: none"> ◆ Undermanaged areas of birch woodland particularly in the western block. 	<ul style="list-style-type: none"> ◆ Opportunities to develop local firewood production and conservation management such as coppicing, both of which could be suited to community involvement.
<ul style="list-style-type: none"> ◆ Restrictions on use of depot – e.g. with regard to waste water management; high capital costs of a major change of usage, and the proximity of the Glengarry Hall and potential conflict with other village aspirations and activities. 	<ul style="list-style-type: none"> ◆ Develop the former FCS Depot and surrounding area as a “gateway” or “hub” for future woodland-based (and also linked to the river) recreational activities (trails, biking, rope courses, canoeing etc.), and possibly car parking for woodland users generally. ◆ Develop synergy between the roles and different objectives of the Depot and the Community Hall.

3.6 Woodland Strategic Aims & Objectives

3.6.2 Strategic Aims

Assuming successful purchase of the woodland through the NFLS, it will clearly be a matter for the Glengarry Community Woodlands company to determine its own broader strategic aims and operational objectives for the future management of the woodland moving forward.

However, using the outcomes of the woodland assessment and the public consultation event and emerging constraints and opportunities, we would suggest the following as provisional strategic aims and objectives as a basis for responding to these and supporting the woodland’s initial business plan and external funding applications. These aims and objectives can, of course, subsequently be amended as appropriate to reflect consolidation of the Company’s ideas as they evolve.

Suggested aims would include:

- ◆ **To promote the woodland as a highly valued environmental and educational asset for all the community and visitors to the area, but particularly for school children and young people.**

- ◆ **To practice sustainable forest management that contributes to climate change mitigation and adaptation.**
- ◆ **To maintain and enhance the biodiversity of the woodlands.**
- ◆ **To develop the future economic potential from the woodland for the benefit of the community that will lead the Trust towards financial self-sufficiency and away from dependence on external funding.**
- ◆ **To fulfil the potential of the woodland in enhancing the quality of life for the community and visitors through the provision of public access, recreational facilities and other services.**

3.6.2 Operational Objectives

Whilst strategic aims provide the longer-term woodland management “framework”, operational objectives provide a more tangible basis for management activities to be carried out “on the ground”.

Suggestions for such objectives that follow on from the strategic aims could include:

- ◆ **Develop a well recognised identity for the woodland that the local community (and visitors) can recognise and take ownership of.**
- ◆ **Prepare a 20-year Forest Plan for the woodland.**
- ◆ **Commence the process of restructuring the age-class and species diversity of the woodland (given its even-aged characteristics).**
- ◆ **Explore opportunities for restoring the woodland’s native status.**
- ◆ **Explore opportunities for developing local community firewood production and bringing back into management the areas of birch woodland**
- ◆ **Improve and maintain the quality of public access to the woodlands.**

3.7 Post Acquisition Woodland Management Priorities

The planning and implementation of short term - which we are defining as Years 1-5 - woodland management activities should be the immediate “post acquisition” focus of Glengarry Community Woodlands Ltd as this will demonstrate the Company’s commitment and capacity to take forward community woodland ownership as the platform for future activities and exploring the wider vision for the village as a whole (which we refer to later in the Feasibility Study).

For woodland business planning purposes we therefore suggest the following as “priority actions” for which we have also provided a forecast of revenue and expenditure to correspond (see Para 3.8 below).

3.7.1 Years 1-5 Programme

Year 1

- ◆ **Take forward the ideas for the woodland / GCW Ltd logo and incorporating the final – professionally formalised - design into all future publicity / interpretation / signage etc..**

- ◆ **Undertake a further survey of the woodland** to gain more specific information and advice as to its native status and future opportunities for restoration. This could be carried out through the Woodland Trust's Ancient Woodland Restoration Project and would be fully funded.
- ◆ **Obtain funding for, and prepare, a Forest Plan for Invergarry Wood.** This not only provides an important tool and management framework for all future woodland operations and demonstrate the community's commitment and credibility with respect to practising sustainable forest management and evidence of compliance with numerous best practice guidelines (and the UK Forestry Standard) but is a mandatory requirement to be eligible for almost all funding available through the Scotland Rural Development Programme (2014-20) Forestry Grant Scheme.

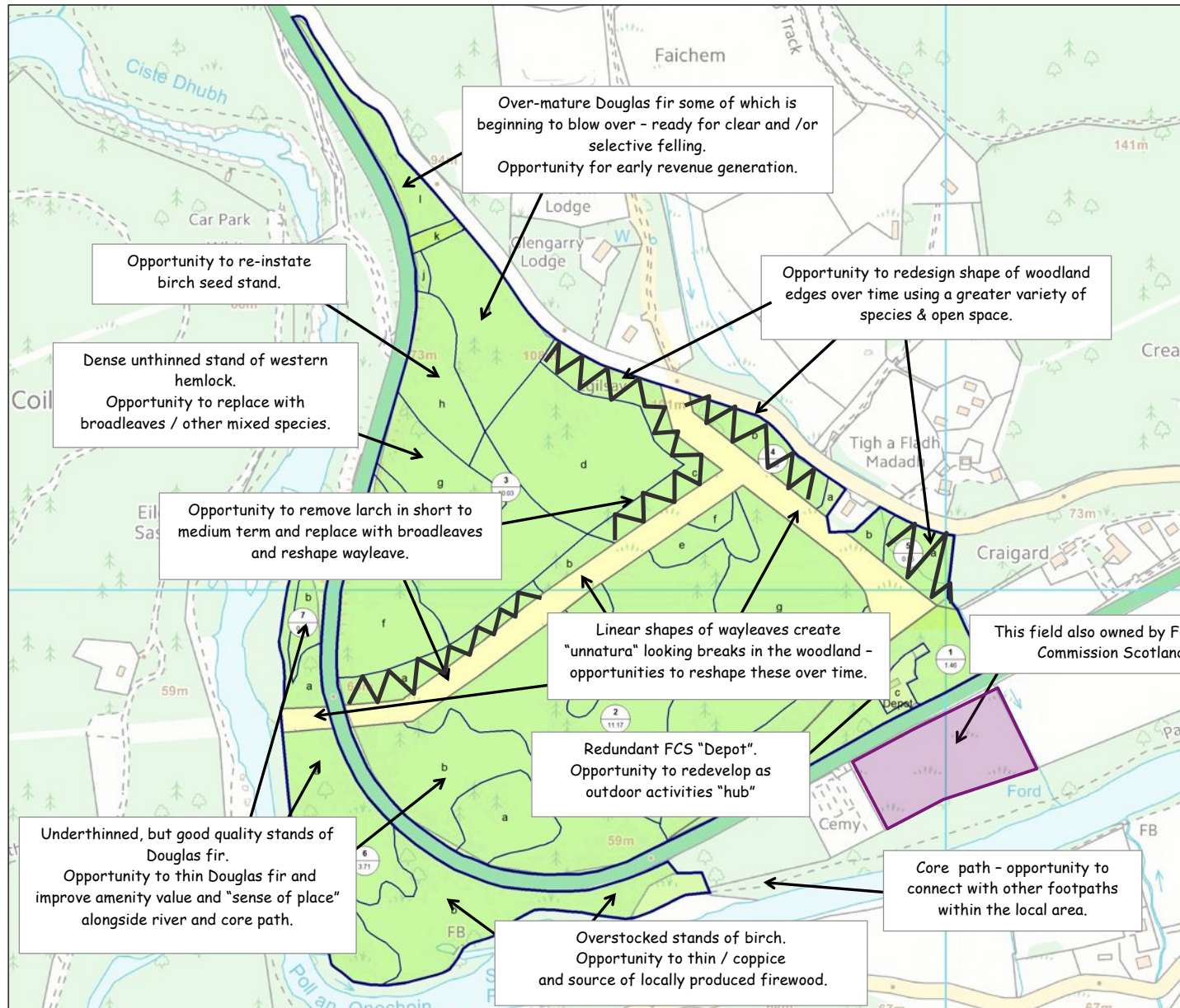
Specialist forestry assistance will be required (see 3.7.3 below).

- ◆ **Commence the process of restructuring the woodland.** Subject to other proposals that might emerge from the Forest Plan, for illustrative purposes (but objectively based on our woodland assessment and crop survey data and informed by the constraints and opportunities) we have provided a provisional model for the progressive restructuring of the woodland over a 20-25 year period which includes both felling and thinning - see Table 4 and Map 5.

We have assumed that the restructuring will comprise a mix of clearfelling, selective felling (which aims to promote natural regeneration and/or artificial restocking without the need to clearfell), thinning and long term retention (areas retained for as long as practicable beyond normal age of maturity for landscape and amenity purposes but that can be progressively thinned subject to windblow).

- ◆ **Develop proposals for restoring part of the woodland to native status** so that these can be incorporated into future restructuring plans. However, the latter should be tempered by the need to strike a balance between long-term economic sustainability (we believe income from on-going timber production from at least part of the woodland should be an imperative) and environmental objectives, which are likely to be of a mainly non-market nature.
- ◆ **Develop the potential for community firewood production in connection with conservation management of the birch stands.**
- ◆ **Put in place appropriate Public Liability Insurance to cover ownership of the woodland**
- ◆ **Develop a programme of (which may require a professional survey) for any necessary tree safety works (incorporating an on-going risk assessment)** to mitigate any safety issues / hazards adjacent to the core path.





Map 3 Invergarry Wood – Constraints & Opportunities



Glengarry Community Woodland
Feasibility Plan

INVERGARRY WOOD
Constraints & Opportunities

LEGEND

-  Woodland boundary
-  Compartment boundary
-  Compartment No & Area (hectares)
-  Sub compartment boundary

Scale at A3
1:4,000
Date
April 2015

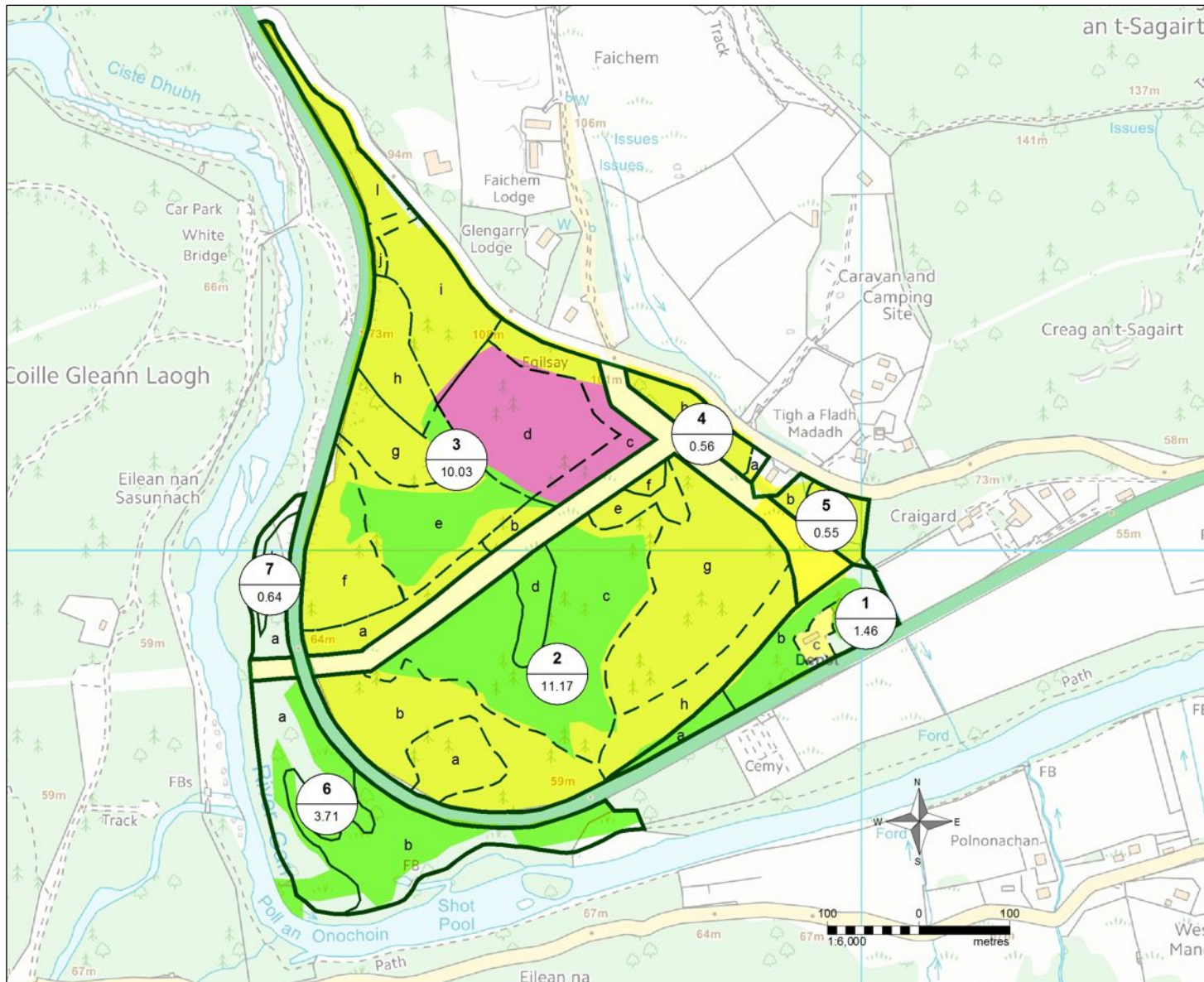
Map Ref
Inv G Wood/ Constraints & Opps 2

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




Map 4 Invergarry Wood – Native Woodland Distribution



Glengarry Community Woodland
Feasibility Plan

INVERGARRY WOOD
Native Woodland Status*

LEGEND

-  Woodland boundary
-  Compartment boundary
-  Compartment No & Area (hectares)
-  Sub compartment boundary
-  Plantation on Ancient Woodland Site (PAWS)
-  Native
-  Near Native

* Information taken from Native Woodland Survey for Scotland

Scale at A4
1:6,000

Map Ref
Inv G Wood/ Native Woodland Status

Date
April 2015

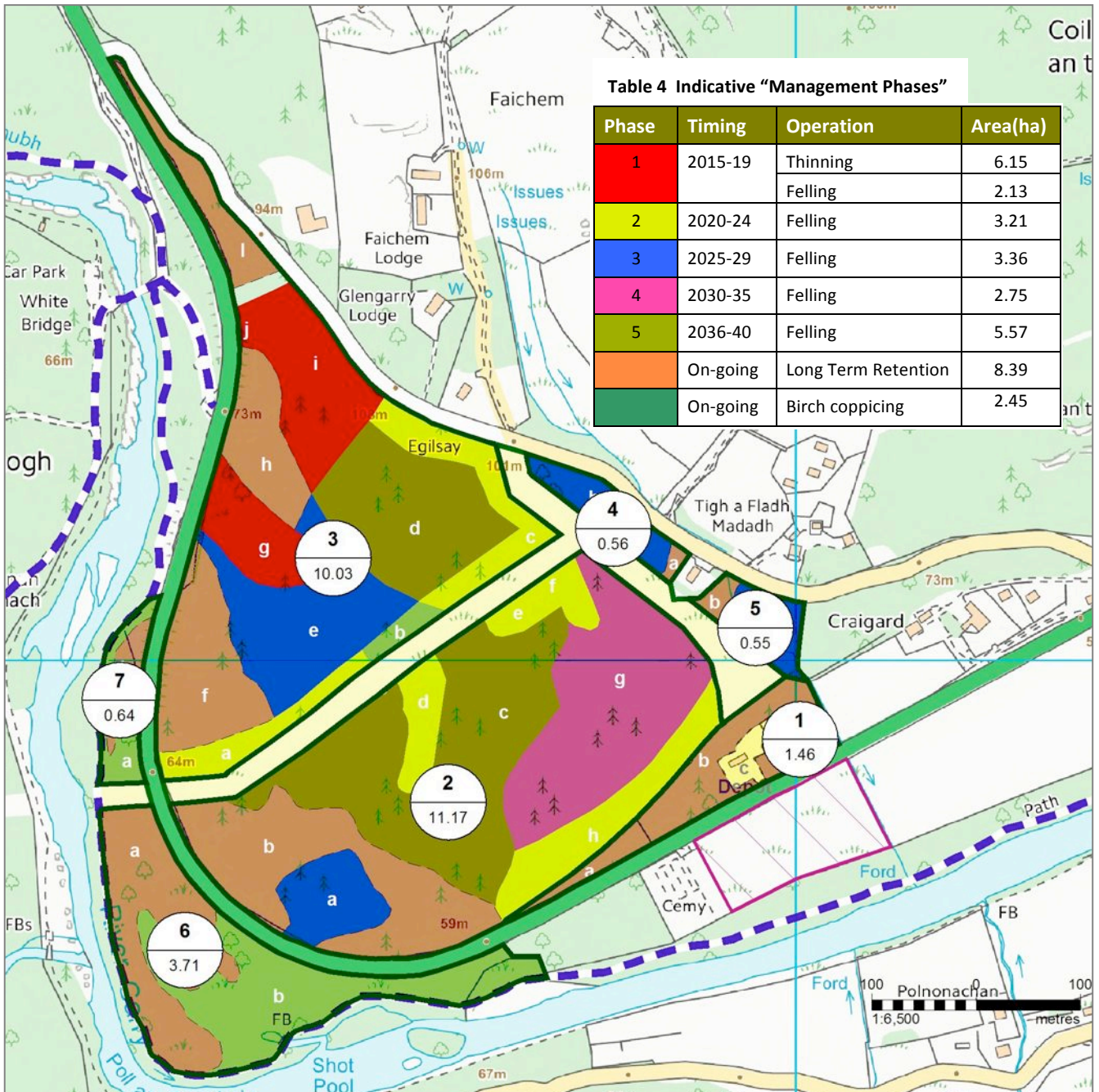


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Map 5 Invergarry Wood – Indicative “Management Phases”



3.7.2 Obtaining Professional Support

The majority of the short term woodland management inputs will be of a technical nature - for example in preparation of the Forest Plan and application(s) for other SRDP funding which are complex procedures. Accordingly we recommend that specialist forestry assistance be obtained on a “call-on, call off” consultancy basis for this initial period at least. There is scope for incorporating the funding of these professional costs within the overall SLF application (See also Section 6 below).

We do not consider the Years 1-5 professional forestry inputs to be of sufficient scale or day-to-day continuity to justify the direct employment of a dedicated forest manager *per se*.

3.8 Indicative Forecasts of Revenue & Expenditure

We have firstly provided an indicative forecast of revenue from future timber sales (over the suggested phased 20-25 period) that provides confidence that the woodland has the capability (subject to natural factors beyond control such as sudden outbreak of disease or major windblow events) of generating on-going income from the woodland and therefore its economic viability. See Table 5 below.

The figures in Table 5 are estimates based on our crop assessment and are, of course, subject to any future vagaries of the timber market. However, the timber market is currently buoyant and is forecast to remain so for at least the short to medium terms. Furthermore, our estimates do not make any allowance for continuing crop growth over the 20-25 year period, which provides some buffer against future variations in standing timber prices.

It is also noteworthy that the total estimated revenue forecast of £200,575 over the 20-25 period closely accords with the NFLS current day valuation of the purchase price (albeit that the future forecast are based on present day prices). However, we consider that this comparison - albeit a somewhat crude measure - is indicative that the purchase price is not unfavourable based on value of the standing timber alone, without inclusion of the underlying land value.

Fig 3 Invergarry Wood – Indicative Timber Sales Income Pattern over first 25 years

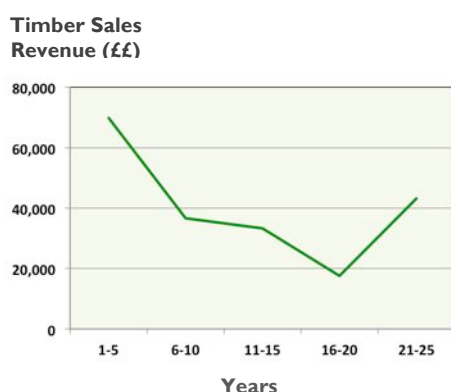


Table 5 Invergarry Wood – Indicative Forecast of Timber Sales* 2015-2039

Phase	Cpt	Area (ha)	Spp	Operation Fell / Thin	Approx Vol m ³	££/m ³ ££	Estimated Revenue ££
1	3f	1.28	DF	Thin	300	35	10,500
	3g	0.79	WH	Fell	330	15	4,950
	3 i & j	1.34	DF	Fell	800	35	28,000
	3l	0.58	DF	Thin	120	30	3,600
	2b	2.22	DF	Thin	450	30	13,500
	6a	1.78	DF	Thin	250	30	7,500
	7b	0.29	DF	Thin	60	30	1,800
Sub Total		8.28			2,310		69,850
2	2d	0.42	NS	Fell	150	30	4,500
	2e	0.33	NS	Fell	120	30	3,600
	2f	0.09	SP	Fell	30	25	750
	2h	1.01	JL	Fell	475	25	11,875
	3a	0.5	JL	Fell	240	25	6,000
	3c	0.86	JL	Fell	400	25	10,000
	Sub Total		3.21			1,415	
3	2a	0.68	NS	Fell	250	30	7,500
	3e	1.74	SP	Fell	590	25	14,750
	4b	0.51	JL	Fell	240	25	6,000
	5a	0.43	JL	Fell	200	25	5,000
Sub Total		3.36			1,280		33,250
4	2g	2.75	SP/L	Fell	700	25	17,500
	Sub Total		2.75	SP/L	700	25	17,500
5	2c	3.68	SP	Fell	1,250	25	31,250
	3d	1.89	SP/L	Fell	480	25	12,000
Sub Total		5.57			1,730		43,250
GRAND TOTAL		23.17			7,435		200,575

* Excludes income from community firewood sales

Secondly, we have provided in Table 6 below a summary forecast of revenue and expenditure for the first 5 year post-acquisition period, which summary accords with the Action Programme as set out in 3.7.1 above.

Table 6 Invergarry Wood – Indicative Forecast of Revenue & Expenditure Years 1-5

Item	Year 1 (££)	Years 2 (££)	Years 3 (££)	Totals Years 1-3 (££)	Years 4-5 (££)	Totals Years 1-5 (££)
INCOME						
Woodland generated:						
Timber sales (clear felling selective felling and thinning)		35,000	35,000	70,000	-	70,000
Community firewood sales		500	500	1,000	1,000	2,000
Grant funding:						
◆ SRDP Grant (<i>Forest Plan, Woodland Improvement Grant, Sustainable Forest Management</i>)	750		500	1,250	1,500	2,750
◆ Other external funding (SLF –provisional)	20,000	21,000	8,500	49,500		49,500
Sub-total income	20,750	56,500	44,500	121,750	2,500	124,250
EXPENDITURE						
Preparation of Forest Plan	4,000	-	-	4,000	-	4,000
Tree / other safety works (eg along core path, roadside etc)	3,500	1,000	1,000	5,500	2,000	7,500
Restocking costs in felled areas (incl deer fencing etc) & maintenance	-	-	8,500	8,500	8,000	16,500
Insurances (incl. public liability)	500	500	500	1,500	1,000	2,500
Specialist forestry assistance (SRDP grant applications / organisation of timber sales / restocking operations)	2,000	3,000	3,000	8,000	1,800	9,600
Development Officer (part time) and associated costs	12,500	12,500	12,500	37,500	-	37,500
Contingency	2,500	2,500	2,500	7,500	5,000	12,500
Sub-total expenditure	11,700	19,500	28,000	72,500	17,800	90,300
Net income (Expenditure)	(4,250)	37,000	16,500	49,250	(15,300)	33,950

Notes to the Financial Forecast:

Costs and revenues are estimates that are:

- ◆ Based on the scenario for initial woodland management outlined above in the Feasibility Study the detail of which may alter as part of a more formal Forest Plan process.
- ◆ Based on “present day” assumptions only and do not take into account inflationary or other future external market influences.
- ◆ Inclusive of VAT as applicable on the assumption that the Glengarry Community Woodland Ltd will not be able to reclaim or charge VAT under its current constitutional structure.

Estimates of grant funding are provisional subject to activities actually undertaken and assume availability / eligibility of funding at the time. An allowance has been included under “other external funding” for SLF Revenue funding to support the costs of a 2-year Development Officer and specialist forestry advice over the same period, although actual payments may in reality span three calendar years.

PART 4

Options Analysis

4.1 Introduction

The GCWSG has started the process of shaping what the options for managing the woodland would be by engaging the community at an early stage. From that process and the 'Ideas Survey', three "strategic" themes were identified.

- ◆ **Employment and Tourism** (economic outcomes)
- ◆ **Environment, Health and Education** (social and environmental outcomes)
- ◆ **Community and Development** (economic and social outcomes)

These themes not only harness the aspirations of the GCWSG but they also provide a good framework for assessing the feasibility of the purchase of the woodland by the community. They also provide a robust platform for demonstrating that there could be positive economic, social and environmental outcomes for the community by acquiring this land – this is a key objective of the National Forest Land Scheme (NFLS) in supporting community acquisition of National Forest Land and also a major requirement and criteria of the Scottish Land Fund (SLF). Given that this year is the final year of funding of the SLF in its current form it is the case that the application process will be competitive. Therefore those applications that can demonstrate significant positive impact for the community based on economic, social and environmental impact are likely to be more successful. It should also be noted that economic impact will be given the greatest weighting by the committee when assessing applications.

Following discussions with the GCWSG and taking into account the ideas put forward so far by the community, a matrix was produced for each theme. These theme matrices have been used to form the basis of our Options Analysis and have been expanded to give "sub-themes". The ideas and issues in this analysis were subsequently used to develop the shape of the community consultation event on March 28th 2015.

4.1.2 Scottish Land Fund – Eligibility Criteria

Showing community benefits is of particular importance to demonstrate in the application to the Scottish Land Fund that the purchase of the woodland would enable the community to achieve sustained economic growth. A success in the SLF application process relies on meeting the criteria for this grant fund which has been set up to help communities contribute to delivering Scottish National Outcomes such as community development and empowerment, sustainable places and natural resources and habitats.

The SLF will support projects that:

- ◆ *Enable rural communities to achieve increased sustainable economic, social and environmental development through the experience of acquiring, owning and managing land and land assets.*

and which contribute to one or more of the following:

- ◆ *Rural communities are more empowered and have a greater capacity to lead and control their own development so that they can generate sustainable income.*

- ◆ *People in rural communities have increased opportunities to participate effectively in community-led development, including volunteering.*
- ◆ *Rural communities are more resilient through the development and provision of community-led essential local services.*

The SLF committee will prioritise applications that can demonstrate significant positive impact for the community based on economic, social and environmental impact and will economic impact the greatest weighting when assessing applications therefore showing the potential for economic benefits to the community is more likely to make the SLF application a competitive one.

The following sections cover the three themes identified by the community and explore the potential within each one giving a recommendation for discussion in the process of developing a vision.

4.2 Tourism and Employment - Economic Opportunities and Regional Context

This theme is an important driver for demonstrating the opportunities for developing more economic activity for the community and through that the chance of more employment for local people.

The Scottish Highlands rely heavily on the tourism industry for economic activity and growth and so this is a key sector. The industry includes accommodation, visitor attractions, transport, retail, food and drink, and leisure activities. The area's high quality landscape and scenery along with cultural heritage attracts many visitors thus providing economic benefits to the region.

- *In 2001, around four million visits were made to the Highlands & Islands by UK residents, accounting for an estimated £792 million spend.*
- *Around 500,000 trips were made to the Highlands & Islands by overseas visitors, spending an estimated £110 million.*

The total output and Gross Value Added (GVA) generated at basic prices from tourism for hotels and restaurants is roughly £410 million and £228 million, respectively. This is equivalent to £12,000 GVA per employee in the hotel and restaurant sector.

Tourism is a significant employer in the Highlands & Islands at 11% of all employees, representing a slightly higher proportion of total employment in this region compared to Scotland as a whole. Tourism also supports a higher proportion of part-time employees and female employees than any other sector in the Highlands & Islands.

[Highlands and Islands Enterprise Tourism Economic Update (2004)]

One of the key strengths of the application for community ownership of the woodland comes from the fact that by bringing this land asset under the direct management of local people, its capacity for boosting rural tourism in the area can be harnessed.

Natural and cultural assets have been identified in the Scottish Government's ERDF (European Rural Development Fund) structural Funds Operational Programme as one of the regional opportunities for the Highlands and Islands:

“The strong natural and cultural heritage of the region provides a set of resources which could underpin a competitive, growing tourism and cultural sector and improvements to the overall productivity and earnings levels of the sectors' workforce.”

Glengarry is in a strong position for attracting passing trade given it is on the main tourist route to Skye. It is an ideal stopping off point for coffee/toilet facilities for the travel trade coaches leaving Fort William that morning. Its position would also be attractive to independent travellers, whether they are looking for activity/adventure tourism or the more traditional sightseers looking for scenery, café, toilets and retail.

The key challenge for the village to realise this potential is to create an attractive and welcoming destination with activities that appeal to different sectors. Invergarry Wood would provide a venue for activity and nature tourism while the Community Hall provides visitors with an ideal arrival point, toilets and information hub with great potential for refreshments, seeing and buying crafts and other gifts. However, to make maximum impact in attracting visitors and pulling them in off the main road these two village assets need to be developed in an integrated manner to present a strong “brand”.

It is our recommendation that the purchase of Invergarry Wood is a fantastic opportunity to brand Invergarry as a “Woodland Village” with a “Warm Woodland Welcome”. This will give it a unique selling point and appeal to the growing numbers of visitors from home and overseas who are looking for a more ‘nature-based’ experience.

4.3 Tourism and Employment - Developing the Options

The matrix for this theme majored on two key sub themes of ‘Local Industry’ and ‘Destination Development’. The subthemes are split into activity ideas and each of these is explored in the section below as options for taking forward.

Local Industry – Heritage, Crafts and Retail

There is already a strong and healthy interest and skills base in arts and crafts locally. Crafts, particularly traditional ones are of interest to visitors and tourists looking for souvenirs. There is an opportunity to develop craft workshop space with a combined point of sale. It is recommended that this be located with the ‘soft’ visitor services such as café and toilets in order to maximise the footfall. Having the workshop combined with sales reduces the needs for additional staffing costs in a separate point of sale and also provide a tourism attraction to see the artist/craft worker in action.

The cultural heritage is of great interest in the area and the Heritage Centre may wish to look at small items for sale. There could be a great opportunity here for sale of heritage books and gifts.

Linked to the crafts workshop, or even part of a purpose built building, could be a small tourism information point and small shop providing books, maps and small gifts.

Recommendations for the vision:

- ◆ **An integrated craft workshop and retail unit at the Community Hall.**
- ◆ **A purpose built craft workshop incorporating a tourist information centre and gift/bookshop.**

Local Industry – Forest Products

Many community woodland groups are looking at sustainable ways to make money from forest products. The purchase of Invergarry Wood will give the community revenue income from timber sales once a Forest Plan has been drawn up and the area also gives the potential for the group or local entrepreneurs to set up a wood fuel and/or charcoal making enterprise. This are could also incorporate a green woodworking centre for training and demonstrations.

The GGCWG could make use of the wealth of experience now accumulated in other community woodland groups such as:

- ◆ Laggan Forest Trust – has a woodfuel enterprise
- ◆ Abriachan Forest Trust – has a green woodworking centre
- ◆ Bute Forest Trust – currently developing a centre for activities
- ◆ Lochbroom Woodfuels – currently running a local woodfuel business
- ◆ NW Mull Community Woodland company – have set up a successful woodfuel business

Such activities would be likely to attract support from HIE and lottery as they are likely to boost the local economy and create employment. They are also based on sustainable development due to carbon reducing nature of the activities.

We feel that the depot site lends itself best to a one or a collection wood products based micro enterprises along with an woodland outdoor activity centre.

Recommendation for the vision:

- ◆ **The Woodland Depot site be developed as a ‘Woodland Micro Industry site’ as well as a “Woodland Activity Centre”**

The GCWSG has already identified economic sustainability as a major objective for ownership of the woodland and it is recommended that the case for acquisition and future sustainable management is underpinned by a strategy to develop a vision for improving the benefits from tourism in Glengarry. This would require a process of further community engagement in order to have a ‘whole village’ approach in developing a vision and avoid this being driven solely by the GCWSG as this process is wider than their remit and requires buy-in from the whole village.

4.4 Environment, Health and Education - Context

Good stewardship through management and conservation of the woodland will be a key priority for the woodland group in the future. In order to discharge this responsibility well it is essential that all activities that the group develop at the site have a link back to agreed guiding principles. A useful way to approach this is the bring into effect both the principles of sustainable development and the Sandford Principle as the two underpinning ground rules for guidance of all activities.

Sustainable Development (as defined in the Brundtland Report - 1987)

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable development in a more regional context is set out in the Highland Council strategic of priorities for the Highlands. The SNH Corporate Plan also contains a useful framework for promoting sustainable economic growth while still caring for a natural habitat.

The Sandford Principle was developed for guidance to National Parks and Protected Landscape areas but it contains a very useful approach that can be used on any conservation site that also has managed public access. It states management for public and enjoyment along with conservation should be pursued but where they come into conflict then conservation should take priority.

“National Park Authorities can do much to reconcile public enjoyment with the preservation of natural beauty by good planning and management and the main emphasis must continue to be on this approach wherever possible. But even so, there will be situations where the two purposes are irreconcilable... Where this happens, priority must be given to the conservation of natural beauty.” (Lord Sandford, 1974)

The management activities will also be subject to compliance with legislation for forestry, access and for any protected species under UK and EU legislation. As the GCWSG move towards ownership of the woodland then a management plan will be required that will set out the objectives and principle for management to ensure good stewardship of this area by the community.

The role of nature and natural sites in enhancing Health and Wellbeing is becoming more recognised and there is compelling evidence that experiences with nature can;

- ◆ maintain good health
- ◆ help recovery from illness
- ◆ alleviate stress and mental health problems
- ◆ improve physical health
- ◆ improve quality of life for older people
- ◆ enhance social interaction and improve community cohesion
- ◆ reduce aggression, violence and crime
- ◆ improve children’s well-being into adulthood.

The Chief Medical Officer of the NHS, Sir Liam Donaldson, is quoted as saying that

‘The NHS can help tackle health inequalities and promote physical and mental well-being encouraging greater understanding of the value of spending time in the natural environment’.

We believe that the GCWSG is ideally placed to develop and offer such services at Glengarry to bring benefit for both the local community and, in an informal way, for visitors.

Outdoor or Nature Education whether informal or formal is now enshrined in the Curriculum for Excellence. The core values of Curriculum for Excellence echo the key concepts of outdoor learning: challenge, enjoyment, relevance, depth, development of the whole person and an adventurous approach to learning.

The GGCWG has an opportunity to provide a venue for high quality outdoor learning for both the local school and visiting schools. Future management plans for the woodland in the future should take this in account and look towards opportunities to facilitate this.

4.5 Environment, Health and Education - Developing the Options

4.5.1 Conservation and Management - Native Woodland Regeneration

As indicated in Section 3, given the extent of the former native woodland status of Invergarry Wood, there is scope for some progressive restoration of the woodland from existing, mostly exotic commercial, conifers to native species.

Recommendation for the vision:

- ◆ **Explore scope for part restoration of the woodland to native woodland as a means of habitat and species enhancement and resilience and adaptation to the possible effects of climate change.**

4.5.2 Conservation and Management – Forest Products

The presence of stands of birch and other broadleaves offer potential to bring these areas of native woodland back into more active management – for example by coppicing, which could at the same time provided opportunities for small scale firewood production as local economic and community involvement benefits

Recommendation for the vision:

- ◆ **Explore scope for management of the birch stands within the woodland for conservation and local firewood production purposes.**

4.5.3 Conservation and Management – Conservation Work

There will be many tasks in the care and conservation management of the woodland that lend themselves to volunteer work parties. One off tasks such as footpath construction and repair, coppice management, brushing and clearing are good as a one off task for conversation groups such as The Conservation Volunteers (TCV) or a specially arranged community conservation day. Whereas ongoing routine tasks such as ditch clearance and footpath maintenance would be ideally suited to a regular “Woodland Conservation Task Squad”. This could be set up and arranged by the GCWSG but open to anyone in the membership of the group to sign up to. This is best done as a group of people who can offer regular commitment and provision for training can be made to this group. This is an excellent way to get ore people involved in a practical way. CWA and TCV offer training, insurance and support for these groups and activities.

Recommendations for the vision:

- ◆ **Direct community involvement in conservation management through a “Woodland Conservation Task Squad” and “Community Conservation Days”.**
- ◆ **Use of experienced conversation groups such as TCV for larger one off conservation tasks.**

4.5.4 Conservation and Management – Allotments and Woodlots

Food growing and sharing is an increasingly popular activity and yields many benefits for health and wellbeing as well as community and social cohesion. By offering the opportunity for allotments to the local community the GCWSG will expand the sphere of interest and be able offer a different opportunity for community involvement than the conservation work parties.

The allotments could take the form of individual plots or a community garden. The GCWSG has a unique opportunity here to set up a ‘community forest garden’. Using permaculture principles for design and establishment, a forest garden can yield food whilst

still being a woodland habitat. The Permaculture Association runs many courses on how to establish these and there are demonstration gardens to visit to get ideas and advice including one at Findhorn run by the Findhorn Hinterland Group.

By working with Highland Council, it may be possible to run an allotment scheme in partnership or run it independently. The Federation of City Farms & Community Gardens gives advice on how to start a garden scheme and if there is enough interest in the community initial funding could be through grants and a buy in/investment scheme.

A woodlot is a small area of land that is leased by the woodland owner to individuals who then manage it. This scheme is another way excellent way that the community can become directly engaged in the management of this land and at the same time meet their own needs for firewood or other woodland products such as bean sticks and small poles. It can also bring a small income to the GCWSG through rentals. The Scottish Woodlot Association can give advice on setting these up.

Recommendations for the vision:

- ◆ **Community facilities for food growing through the provision of a community garden and allotments at the woodland.**
- ◆ **Set up a Woodlots scheme for rental by individuals in the local community and surrounding area.**

4.5.4 *Health and Education - Wellbeing*

The purchase of this land to set up a new community woodland could provide an important new resource for the health and wellbeing of the general community. It will provide ways for people of all ages and different backgrounds to access more of the countryside around their village, experience nature, try out new activities and learn new skills through enjoyment of 'nature spaces'.

By developing facilities such as new footpaths, picnic site and hides, the community will have access to enhanced recreational facilities, and woodland activities such as forest gardening and conservation volunteering and improved health through use of them. This will also provide a chance for adults and children to spend time in nature and addressing the now well-documented 'Nature Deficient Disorder'.

Recommendation for the vision:

- ◆ **Promotion of the health and wellbeing benefits of nature through events and improvement of easily accessible footpaths and picnic areas in the woodland.**

4.5.5 *Health and Education – Woodland Shelter/Outdoor Classroom*

The construction of a basic structure providing sheltered accommodation in the woodland could provide many benefits for use as a woodland classroom and also a base for woodland craft activities and courses such as green woodworking and bushcraft. The structure could be made using roundwood – Dunnet Forestry Trust have a woodland shelter that they use as a base for activities as do Milton Community woodland. Visits to either of these could give the GCWSG some idea on how they could develop one at Glengarry.

The Shelter could be multi purpose thereby increasing its value to the woodland as income could be derived from private leases/rental. Uses for a woodland shelter are:

- ◆ Education space for Formal and informal groups
- ◆ Venue for outdoor education and woodland craft courses
- ◆ Private hire for parties, weddings, other gatherings
- ◆ Space for community socialising
- ◆ Outdoor meeting venue and training space for GCWSG members

Recommendation for the vision:

- ◆ **Construct a woodland shelter at the Woodland depot site as part of the conservation and development plan for the woodland.**

4.5.6 *Health and Education – School use*

The GCWSG already have a strong connection with the local school and it is recommended that specific activities in the woodland could be agreed that help the school meet their own targets but also develop a way for the younger members of the community to have involvement in the woodland at an early stage. It is recommended the school have their own specially developed engagement activities designed in as part of developing a vision for the area,

Recommendation for the vision:

- ◆ **Incorporate an interactive engagement process for the school as part of developing the vision.**

4.5.7 *Woodland Infrastructure - Car parking, Interpretation and Trails*

Well designed Visitor facilities are vital for this site not only for creating an attractive and accessible place to visit but also for managing visitors safely on the site and in harmony with conservation management objectives.

An integrated system of car parking (node and arrival point), themed interpretation and provision of way marked and networked trails is a priority for the management of the woodland. However the siting of these is dependent on the development of a vision for the integrated use of other community assets.

It is our view that the best way to attract, provide for and manage visitors in Glengarry is to have a well signed and branded welcome at the Community Hall with a connection from there to the riverside trails. These trails could also be way marked and accessed from the parking at the Forest Enterprise Ciste Dhubh (subject to negotiation with FE). It is also recommended integrated managing of visitors to the areas is done in partnership with the Forest Enterprise through on-going dialogue.

The Forest Depot site could be a subsidiary node/arrival point themed for outdoor activities and woodland products and crafts.

Recommendation for the vision:

- ◆ **Integrated Visitor Management using the Community Hall as the main arrival, information and services point with a subsidiary arrival point at the Woodland Depot for outdoor activities.**

4.6 Community and Development - Developing the Options

One of the key messages in this feasibility study is that although there is sufficient evidence and justification to support the purchase of Invergarry Wood by the community, there is a much bigger opportunity for the economic and social wellbeing of the community. In our view the strongest application from the GCWSG to the SLF will be one that shows the potential in purchasing the woodland as a catalyst for economic and social development of the whole village. This could be a great opportunity for Invergarry to become a higher profile tourism destination with all the benefits for local business that this would bring.

However this would depend on a programme of community consultation over the coming year to develop a consensus with the other groups and the funding for this could be included in the SLF application.

Recommendation:

- ◆ **That the purchase of the woodland acts as a catalyst for developing a vision for wider economical and social development in the village as not only would this be of benefit to the community as a whole, the future sustainable management of the woodland could be enhanced by income from tourism activities.**

The process and opportunities are shown below:

4.6.1 *Community Purchase of Glengarry Woodland – a Catalyst for Developing Tourism*

We believe that here are many ways that Invergarry could increase its attraction to visitors and passing tourists trade developing the village as a tourism destination would;

- ◆ be a catalyst for developing and enhancing a cohesive vision for Invergarry as a “A Woodland Village” tourist destination.
- ◆ justify purchase of woodland as part of economic strategy for the village.
- ◆ increase visibility of the village on Scotland “Tourist map”.
- ◆ provide more to stop for so intercepting passing tourist trade
- ◆ enable liaison with travel trade to increase stop offs and footfall from coaches and other travel trade providers.
- ◆ provide retail opportunities for local crafts and business.
- ◆ create more employment.
- ◆ provide increased market for woodland based tourism. Facilities.
- ◆ increase business for café.
- ◆ allow more opportunities for the community to get actively involved in provision of visitor services.
- ◆ improve facilities for local community e.g. car parking.
- ◆ expand the breadth and function of the Community Hall.
- ◆ increase profile and footfall of Heritage Centre.
- ◆ provide a tourist Information point (in conjunction with Visit Scotland).
- ◆ provide a central theme and vehicle for increased community involvement, cohesion and capacity building.

4.6.2 *Process to develop vision*

- ◆ Discuss, build and achieve consensus with existing village groups and committees.
- ◆ Seek financial support to bring in external facilitators and other stakeholder support (i.e Highland Council, HIE) to support the process to develop the idea and vision with whole community.
- ◆ Conduct full community engagement process to harvest ideas and develop the vision of a “Woodland Village”.
- ◆ Produce Destination Development Action Plan – to include:
 - Action on signage and information
 - Branding
 - Developing visitor facilities and services
 - Developing new tourism activities (e.g. paths, woodland play area, woodland adventure trail etc.)
- ◆ Develop branding theme of “Woodland Village and sub-theme of “Warm Woodland Welcome”.

4.6.3 *Action to develop vision*

- ◆ Seek funding support for implementation of Development Action Plan.
- ◆ Appoint a Community Development Officer to co-ordinate taking vision forward and implementing plan.
- ◆ Create a logo and image for village.
- ◆ Implement key anchor projects such as visitor welcome and improved facilities.
- ◆ Plan other destination improvement projects.
- ◆ Link to and liaise with other marketing and destination development groups around Loch Ness to improve profile of Invergarry.

PART 5
Community &
Stakeholder
Consultation

5.1 Initial Consultation Process – 2014

The community engagement and consultation process on the purchase of the woodlands began not long after the inception of the Glengarry Community Woodland Group (GCWSG) in early 2014. The Group has since then:

- ◆ Set up an information portal for group members and a public web site.
- ◆ Communicated and engaged with all community groups, especially the school.
- ◆ Made contact with key stakeholders; Highland and Islands Enterprise (HIE); Highland Small Communities Housing Trust (HSCHT); Voluntary Action Lochaber (VAL) and the Glengarry Trust.
- ◆ Liaised with other similar community woodland groups to gain more knowledge.
- ◆ Sourced local skills.
- ◆ Engaged external support to carry out a community ballot.

The community ballot was carried out in July 2014 was delivered by post to electors registered in the Glengarry community district. The aim of the ballot was to ascertain whether there was support for the purchase and also to gather ideas on how the woodland could be managed to benefit the community.

A ballot survey sheet was circulated along with a question and answer sheet and background documents. The number of eligible voters in this ballot was 300 of whom 156 (56%) responded. Out of those who responded 150 (89.2%) were in favour of the purchase of the woodland. The ballot included an “Ideas Survey” which gave a number of suggestions and also asked for other ideas.

The results of the ballot gave the GCWSG a clear mandate to go ahead with investigations to purchase to the woodland as well as a large amount of feedback on the sort of issues and opportunities that were of interest and importance to the community.

5.2 The “Ideas Survey”

The GCWSG identified three clear groupings of activities that they felt would create significant benefit to the Glengarry community:

- ◆ Employment/Tourism.
- ◆ Environment/Health/Education.
- ◆ Community/Development.

These groupings were used to structure the Ideas Survey and ideas, suggestions and possibilities were identified under these groups against which the community were asked to indicate if they agreed or disagreed with these, or had no strong view either way.

The results of the survey showed that the community seemed to have a more positive response to Employment/Tourism and Environment/Health/Education ideas than those for Community/Development. The group felt however that this latter category would be better served by on-going consultation to develop understanding, discussions and communication of all the issues.

An overview results of the Ideas Survey is shown in Appendix IV.

5.3 Firming up the ideas

A key aspect of the brief for the Feasibility Study was to:

“Firm up ideas already identified by our survey; helping with the selection of the ideas to take forward from that, and subsequent community consultation.”

During the inception meeting with the GCWSG and subsequent discussions, a list of ideas and opportunities were developed under the three themes shown above and these formed the basis of the next stage of the community consultation.

5.4 Community Consultation - Drop in Day

5.4.1 Drop in Day Aims

The community consultation took the form of a “Drop in Day” which took place on March 28th.

The aims for this event were to:

- ◆ Create an opportunity for people to meet each other.
- ◆ Stimulate conversation between members of the community on the identified ideas and issues.
- ◆ Record opinions on the ideas and issues to help firm them up.
- ◆ Gather more information or ideas not previously recorded.

5.4.2 Drop in Day - Invitation

It was important that everyone in the community had the opportunity to attend and so it was agreed that the best way to achieve maximum attendance was to hold it on a weekend day – Saturday was preferred – and to send an invite to every household in the community.

A special invitation postcard was produced with a postage paid return slip so that people could indicate their willingness to attend. The return slip was also designed to provide a means to record support for and interest in the community purchase of the woodland.

The community were asked to tick against the following statements;

I continue to support the community purchase and management of Invergarry Wood from the Forestry Commission for the benefit of the community and visitors to the area.

I would like to receive information about becoming a member of the Glengarry Community Woodland Group (email address asked for)

I’m unable to attend the Drop in Day but I would like to find out more about helping the Glengarry Community Woodland Group as a volunteer (email and phone number requested)

5.4.2 Drop in Day – General Format

The event was designed to be as informal as possible whilst at the same time providing a more formal way of stimulating ideas and recording opinions. The event was held at the Glengarry Community Hall and the comprised of the following components:



- ◆ Craft displays.
- ◆ Woodland activity area.
- ◆ Membership information and application area.
- ◆ Teas and coffees.
- ◆ Participatory consultation area.

The GCWSG organised the booking of the hall and arranged for the craft activities as well as setting up a membership area.

5.4.3 Drop in Day - Participatory Consultation Methodology

The participation consultation at the Drop in Day was designed to communicate the themes and issues/opportunities gathered from the Ideas Survey and subsequent meetings with the GCWSG and present these in such a way as to stimulate discussions and contribution.

The methodology used was:

1. Interactive displays of presentation material to inform, create conversation and gather new information.
2. Interactive displays of participatory material to stimulate discussion and record ideas and opinions.

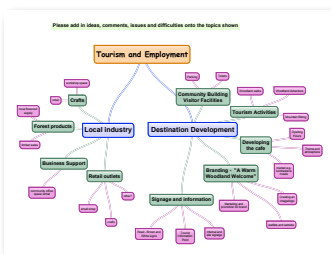
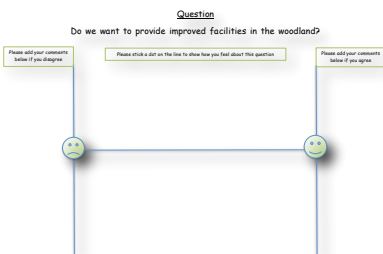
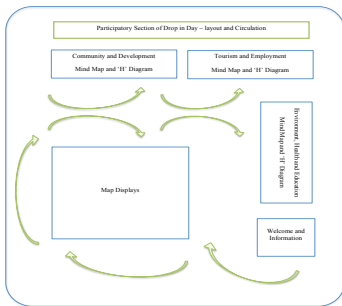
The displays were laid out in a section of the hall at the event and formed four distinct areas:

1. Interactive displays based on maps of the site.
2. Interactive participatory material on the theme of Tourism and Employment.
3. Interactive participatory material on the theme of Environment, Health and Education.
4. Interactive participatory material on the theme of Community and Development.

The interactive participatory material used two forms; a mind map setting out different aspects of the issues that people could add to and comment on, and an ‘H’ diagram asking a specific question one each of the three themes. People were invited to show agreement or not on the question using sticky dots and space was allocated for comments about the question. The mind maps and ‘H’ diagrams are shown in Appendix V.

5.4.4 Drop in Day – Attendance and Reaction

The Drop in Day was a well-attended event with approximately 60 people attending over the course of the afternoon. Given the population of this community is little over 300 and over a widely dispersed area, this is considered to be a good turnout for a participatory event in a rural community.



There was good circulation around the hall and the craft and membership areas were visited as well as the participatory consultation area. The GCWSG committee members were available to chat to people coming to the event and there was overall a welcoming atmosphere to the event.

There was a great deal of interest in the displays with the map area proving to be a good information and discussion point as well as gathering a few ideas.

The three themes areas attracted a lot of attention although there was some reluctance to write down comments. The GCWSG were very well engaged in talking to people and so a lot of information will have been gathered in this informal way.

On the whole the impression was one of consensus to the ideas being put forward and there were no overt objections to any of the ideas being suggested. This is backed up by the comments being recorded on the display material.

Unfortunately the members of the other relevant community committees such as the community council and the Hall committee were unable to attend and so it was agreed that the GCWSG would take the display material and hold a special meeting using the same methodology with these groups. We do not have the results from that meeting at the time of writing this report but they can be incorporated at a later date in the thinking of the GCWSG given an iterative and on-going community engagement is essential for this project



5.4.5 *Drop in Day - Results*

Comments on maps:

On the label referring to over mature Douglas fir stands

“Delighted to hear this might be an early option”

“Viewpoint here”

General comments:

“Entry level orienteering course for tourism and school”

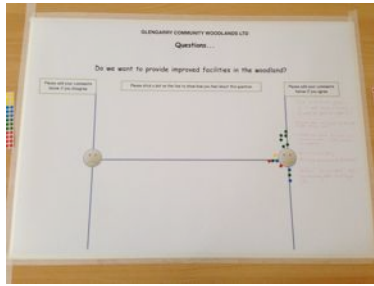
“Good viewpoint to river and hills”

The three themes:

Environment, Health and Education

This section included a Mind Map exploring the ideas and issues and also an ‘H’ Diagram asking the question “Do we want improved facilities in the woodland?”

The comments recorded on the Mind Map were as follows:



Idea or issue on Mind Map	Comments
Conservation and Management	
Allotments and Woodlots	Yes! Great idea – local orchard?
	Bee keeping
Health and Education	
Wellbeing - programme of activities	Art classes
	Outdoor yoga
	Tai chi
	Photography
Wellbeing - enough demand?	Advertise availability
Woodland classroom	Fits into environment
School use	Entry level orienteering
	Interesting for school children
	Would need to meet a number of school targets
Woodland Infrastructure	
Wildlife hides	Good for children on holiday

The results and comments on the ‘H’ Diagram were as follows:

Question: “Do we want improved facilities in the woodland?”

All the dots (14) placed on the diagram showed a positive response to this question. The comments added by those who agreed were as follows:

“There is so much going on in a wood which is unseen”

“It would be great to explore it!”

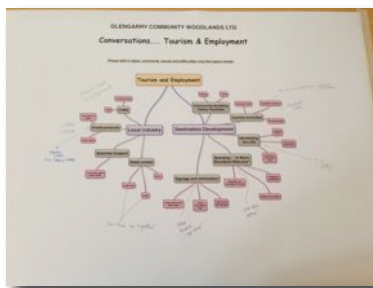
“Recognised walks would be good and keep people away from damaging habitat”

“Would be good to have new wooded area with paths to explore”

“But no mountain biking”

“Potential for easier walks for the less able”

“Facilities? Yes, but what? Loos; some accessible paths. But keep it wild”

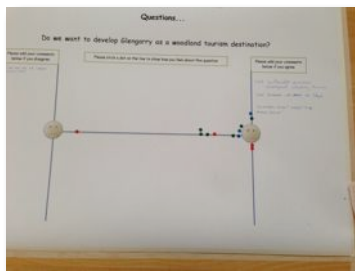


Tourism and Employment

This section included a Mind Map exploring the ideas and issues and also an ‘H’ Diagram asking the question “Do we want to develop Glengarry as a woodland tourism destination?”

The comments recorded on the Mind Map were as follows:

Idea or issue on Mind Map	Comments
Local Industry	
Local Industry	Need real engagement
Forest Products	Coppice and charcoal
	Forest crafts e.g. charcoal making
Retail outlets	Small shop and crafts can be together
Destination Development	
Signage and information	Art classes
Branding - 'A Warm Woodland Welcome'	Village threshold – sign missing?
	What about the potholes!
Developing the cafe	Jobs?
Tourism Activities	Excellent idea
	Tie in with education – woodland classroom



The results and comments on the 'H' Diagram were as follows:

Question: "Do we want to develop Glengarry as a woodland tourism destination?"

All the dots (13) placed on the diagram showed a positive response to this question apart from one. The comments added by those who agreed were as follows:

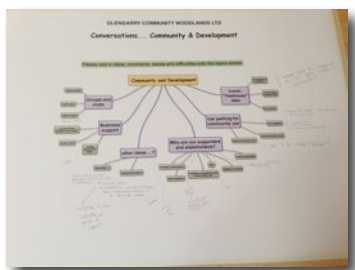
"need sustainable economic development including tourism"

"Ideal situation on the road to Skye"

"Tourists help keep the area 'alive'"

There was one comment on the "I don't agree" side:

"how well are all the current woodland paths used?"



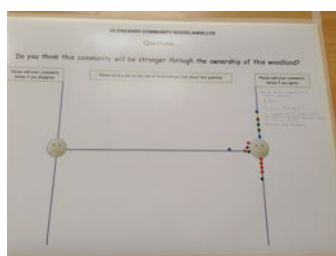
Community and Development

This section included a Mind Map exploring the ideas and issues and also an 'H' Diagram asking the question "Do we want improved facilities in the woodland?"

The comments recorded on the Mind Map were as follows:

Idea or issue on Mind Map	Comments
Groups and Clubs	
Men's shed	Women's shed!
Business Support	
Funding for this?	Business gateway
Other ideas..?	
	Walk along river between community hall and woodland
	Village trail incorporating village/history and woodland trail in a circular walk Added comment to this:- "good idea"
	Beekeeping – honey - sales
	Sculpture in the woodland
Who are our supporters and Stakeholders?	
	Voluntary Action Lochaber – training/advice/facilitation etc.
	Residents (local)
	UHI?
Car parking for community use	
Is it needed?	On occasions – as Hall overflows (funerals, weddings etc)
Where could it be?	Can it be hidden/discreet?
	Where to locate? How to maintain potholes?!
Iconic Treehouse	
	This could incorporate an 'art' space similar to Outlandia.

The results and comments on the 'H' Diagram were as follows;



Question: "Do you think this community will be stronger through the ownership of this woodland?"

All the dots (16) placed on the diagram showed a positive response to this question. The comments added by those who agreed were as follows:

"Provides proper engagement with the whole community"

"As above"

"Such as this event..."

"I'm impressed with the professionalism demonstrated in these boards. Essential to underpin the whole endeavour with this"

"Education and awareness".

5.4.6 *Drop in Day – Conclusions*

The community consultation 'Drop in Day' was a successful continuation of the on-going community engagement process for this project. Given the size of the community there were good numbers turning out to talk about the ideas and make their views known. An overwhelming majority of people who responded in writing were in favour of all the ideas put forward and there was only one negative comment.

The event also provided a good opportunity for members of the GCWSG to talk to folk in the community about the ideas and gather their views. Although this is hard to record the value of this opportunity to have conversations should not be underestimated and it will help enormously in raising awareness and building consensus about the project. It should be noted however that this is a snapshot of community opinion and although valid, it would be useful for the group to continue this engagement as an on-going process.

The local Highland Councillor also attended and indicated his support for this project as a way to improve the social and economic health of this community. It is likely then that support from Highland Council and other stakeholders such as HIE will be forthcoming and this community consultation event can be used to demonstrate that there is majority support in the community for the ideas being developed by the GCWSG.

All the comments presented at the day have been recorded in this report and are also on the original presentation sheets now being held by the GCWSG. These sheets can be used to further build consensus and gather ideas and it has been agreed that the GCWSG will arrange focussed meetings with the other village committees using this approach. The results of that can be fed back into this on-going process of building support.

PART 6
Study
Conclusions
&
Next Steps

6.1 Study Conclusions

The Feasibility Study has shown that the nature and scale of Invergarry Wood, together with the associated constraints and opportunities, lend themselves to community ownership given the level of local capacity, energy and community engagement demonstrated to date within Glengarry generally - all of which has now been established through the NFLS and subsequent consultation process, but nonetheless needs to be sustained over the long term.

Our woodland assessment has indicated that the purchase and management of the woodland as the initial business focus of the GCWSG is feasible. This is on the basis of its potential to generate income (at this stage principally from timber sales) within the short and longer terms that justifies the NFLS valuation and at the same time could provide the community with a valuable long term asset capable of delivering economic, community and environmental benefits that would not otherwise have been achieved under National Forest Estate ownership.

Commencement of the woodland “restructuring” process should be the immediate woodland management priority for Glengarry Community Woodlands Ltd and is the core activity in its post-acquisition business plan.

However, we would qualify the above by saying that in order to be successful in applying for public funding (via the Scottish Land Fund) on the scale required for the purchase of the woodland, we believe that the case for **sustainable community** ownership of the woodland is better justified by using its purchase and initial management as the **catalyst** for developing and achieving a vision for delivering a broader range of benefits for the **local community as a whole** and visitors to the area. Indeed this would align with one of the SLF’s key funding eligibility criteria.

We believe the woodland’s **true** and underlying value as a means of achieving rural development that will benefit the general social and economic wellbeing of the whole village will only be fully realized through an integrated development plan for the settlement as a cohesive unit. Given its strategic location, the purchase of the woodland, creates a unique opportunity to theme Glengarry as a “woodland village’ tourist destination. This would deliver national and regional strategic objectives and so be likely to attract support from key stakeholders such as HIE, Highland Council and Visit Scotland, as well as strengthening the GCWSG’s case for SLF funding to make the acquisition possible (see also 6.2 below).

Furthermore, we believe that this could take the form of a linkage to, and integration of, the assets already established such as the car park, café and toilets at the Community Hall.

Clearly, this would be predicated on securing whole hearted “buy-in” from all the community members particularly those committees with responsibility for the Hall and the wider community. However, the Feasibility Study process has brought an appreciation of some of the sensitivities involved in this respect for which require more time is required to explore possibilities and build common ground upon which to move forward.

6.2 Next Steps

6.2.1 *The Woodland as the Immediate Focus*

Given that the Feasibility Study findings have shown that there will be revenues available from on-going timber production to cover the basic running costs of the woodland and provide confidence that this will underpin long term viability of community ownership this will in its own right satisfy the SLF criterion that *“Any land asset acquired must be capable of delivering a level of income which insures it does not become a liability for the community in the long term.”*

The woodland management priorities suggested in Section 3 could now be included within the SLF capital funding application to demonstrate the GCWSG’s initial plans for the management of the woodland as a future community asset.

We also recommend incorporating (i.e. in addition to the capital funding request for the purchase of the woodland itself) a revenue funding application - for which the SLF has provision - to help with the preparation of the Forest Plan (that could be co-funded by the SRDP 2014-20 Forestry Grant Scheme) and the short term specialist forestry advice that will be required to implement the immediate post acquisition woodland management priorities.

6.2.2 *Incorporating the “Bigger Picture”*

In light of the Study conclusions set out in 6.1 above, we recommend that an appropriate way to proceed would be to also incorporate into the SLF application an element of revenue funding (see Table 6) to support the suggested targeted community engagement programme that will work towards producing a consensus for a vision towards developing the area as a destination for tourism with the woodland “at the heart” – in the form of a **“Destination Development Plan”** based on the theme of a “Warm Woodland Welcome”.

This will generate a stronger application that meets the key SLF criteria of demonstrating significant positive impact for the community based on economic, social and environmental outcomes.

Such a Plan could take the form of:

- ◆ **Branding the area as a “woodland Village”** and linking to the wider Loch Ness tourism development strategies.
- ◆ **Producing website and other online media and other marketing material** to raise the profile of the village and what it has to offer.
- ◆ **Developing and expanding facilities at the community hall** such as signage, arrival point, welcome, tourist information, toilets, café, and retail outlets and crafts workshops.
- ◆ **Creating a series of woodland trails** that could be way marked from the Community Hall and from the Forest Enterprise car park at Ciste Dhubh.
- ◆ **Providing new recreational facilities along these trails** such as picnic areas, viewpoints, wildlife hides and seats.
- ◆ **Producing an interpretation and visitor management plan.**
- ◆ **Providing a series of events and activities for recreation and wellbeing.**

- ◆ **Providing a programme for educational use** linked to the national curriculum – for local and visiting schools.
- ◆ **Setting up micro enterprises for forest products** such as woodfuel, charcoal production and woodland crafts.
- ◆ **Carrying out a programme of woodland conservation management** and linking skills development and training to this.
- ◆ **Creating woodland allotments or ‘woodlots’.**
- ◆ **Development of the woodland depot site** – this offers opportunities to capitalize on the rise in popularity of nature and outdoor activity based tourism by offering a site for a ‘Woodland Outdoor Activity Centre’. This could incorporate activities such as tree top trials, rope activity trails, den building, woodland outdoor classroom/bushcraft space, traditional woodland skills area (green woodworking, charcoal making etc.) and mountain biking. It is likely that such as activity base would be attractive enough to be let as a franchise to a specialist activity provider on a profit share basis therefore reducing to the risk to the GCWSG and drawing in the necessary expertise.

As the development of these ideas relies on buy-in from the whole community it is essential that a fuller engagement process takes place as a precedent to producing the Development Plan.

Whilst we have been able to provide an indicative forecast of (post-acquisition) revenue and expenditure involved in implementing the suggested immediate woodland management priorities, we do not feel it is possible or appropriate at this stage to attempt to prepared a fully cost a business plan for woodland infrastructure and visitor facilities, as more detail of the vision and the activities would be required to do this meaningfully.

However, the SLF revenue funding application could include for a one or two-year contract for a Community Woodland Development Officer to manage the engagement process, take forward ideas in the plan and submit subsequent funding bids for implementation from acquisition year onwards.

C J Piper & Co, Chartered Foresters
Fiona Chalmers Associates, Countryside Management Consultancy
May 2015

APPENDIX I
Consultant Team
Summary CVs of Chris Piper MICFor
and Fiona Chalmers

Chris Piper MICFor - Principal, C J Piper & Co, Chartered Foresters



Chris Piper is a professional forester with a broad spectrum of technical forest management and consultancy expertise with over 30 years of experience in UK forestry, the majority of which has been in Scotland. He is an Honours forestry graduate of the University of Aberdeen and a Professional Member of the Institute of Chartered Foresters (ICF).

He began his career as a forest manager with Tilhill Forestry and then as head of the Forestry Department of a leading firm of Chartered Surveyors in North England where he managed a portfolio of commercial and multi-purpose forest estates. He subsequently became Technical Director of the (former) Timber Growers Association (now ConFor) in Edinburgh before setting up as an independent forestry consultant trading as C J Piper & Co in 1996, based initially in East Lothian and for the past fifteen years in Forres, Moray.

Chris Piper is well known throughout the forest industry having held posts on a number of industry bodies, including:

- ◆ Forestry Commission Scotland's Forestry for People Advisory Panel from 2003-05 (to reflect his role and involvement in community forestry)
- ◆ FCS's Grampian Regional Forestry Forum (2004-2008).
- ◆ Non-executive Director of HIE Moray, part of the Highlands and Islands Network (2003-2008)
- ◆ Director of the Forres Community Woodlands Trust (FCWT) since its inception in 2000 to 2012 and Chairman of the Trust from 2001-10.

Over recent years Chris Piper has established a specialist interest in forestry and woodland strategy development, community business and feasibility planning. His involvement with the Forres Community Woodlands Trust and a number of other community woodland groups in Scotland has also helped him acquire a range of community involvement skills, plus knowledge and insights with many of the issues associated with the community woodland sector - both at practical and more strategic levels. The work of the FCWT was recognised in 2010 when it was awarded the prestigious Tim Stead Trophy by winning the Scottish Finest Woods Award in the Community Woodland category.

Chris co-authored the Forestry Commission Scotland's publication "*Community Involvement in Private Woodlands*" published in October 2005 and authored the Community Woodlands Association's Business Plan for 2007-10.

Over the past few years he has assisted numerous community woodland groups in preparing pre- and post acquisition feasibility studies and business plans, including most recently:

- ◆ Allt na Scitheach Community Woodland, Inverness
- ◆ Daviot Community Trust, Aberdeenshire
- ◆ Duneland Ltd and the Findhorn Hinterland Group in Moray
- ◆ Burn of Fochabers Woodlands Community Trust
- ◆ "Drummuir 21"
- ◆ Kilfinan Community Forest Project
- ◆ Forres Community Woodlands Trust Feasibility and Development Plans.

In 2006/07 Chris was the Lead Consultant in a Study of Community Woodland Development Potential in Fife.

During the past 2-3 years Chris has been project managing Aberdeen City Council's "Tree for Every Citizen" woodland creation programme, Phase I of which jointly won the 2010 Herald Society Awards Environmental Initiative of the Year and the Scottish Finest Woods Award Highly Commended award in the New Native Woodland category in 2012 for the Tullos Hill Scheme, Aberdeen.

Contact details:

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Fiona Chalmers - Principal, Fiona Chalmers Associates



Until recently Fiona was Senior Land Management Officer with the Cairngorms National Park Authority, prior to which she was a Countryside Manager with the National Trust of Scotland (NTS) and Area Manager for the Yorkshire Dales National Park Authority before breaking free to become an independent consultant, also based in Forres, Moray in 2010.

Qualified with a BSc Honours degree in Environmental Management Fiona has 25 years experience in the area of countryside and natural heritage management, with particular skills in conservation and land management, woodfuel and low carbon land management as well as a breadth of experience in visitor and access management, education and interpretation acquired through her previous work in the Yorkshire Dales National Park and managing two major country parks in England.

Most recently Fiona has been closely involved with the Clan Donald Lands Trust on Skye where she worked on a full organisational review for the charity. She is currently project managing the conversion of seven self-catering holiday accommodation units to a micro grid woodfuel district heating scheme.

She has also worked with a private estate in Moray to develop a vision for sustainable land management and community engagement (the "Forres Living Land Project") for a large area of land adjacent to the town of Forres. Fiona has managed the first project arising from that vision which was a wetland conservation scheme including a wildlife hide and interpretation. This project was successful in obtaining the first LEADER grant in Moray for a private estate delivering a community benefit project and has been extremely well received by the local community.

In the last year Fiona has initiated the concept for a partnership project with Dunain Community Woodland and Scottish Waterways Trust on "Woodlands, Waterways and Wellbeing" and helped secure a lottery funded grant to deliver a scoping study, which she is currently working on.

Fiona is a dynamic thinker and brings a creative, innovative and collaborative approach to achieving agreed objectives. She is also highly experienced in communication and partnership working having worked with various stakeholder groups, committees and Boards, promotion and marketing as well as working with the public, communities and land managers.

Fiona is a founding director of Nature Culture Scotland and has also been a director of Forres Community Woodlands Trust and has a strong interest in supporting community woodlands.

Contact details:

Fiona Chalmers

Fiona Chalmers Associates

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APPENDIX II

Woodland Survey Data

Crop Component Ref	Crop Type	Plot Size	No. of Plots	Species	Trees / ha	Av Top Ht (m)	Mean DBH (cms)	Av. Vol / tree (m ³)	Gross Volume / ha (m ³)
A	SP/L	0.02	8	Larch	431	22.8	25	0.535	231
	SP/L	0.02	8	SP	206	20.8	25	0.431	89
B	SP	0.01	8	SP	1025	21.6	24	0.395	405
C	JL	0.01	8	JL	950	23.7	26	0.622	591
	Birch	0.01	8	Birch	63	10.0	15	0.076	5
DHI	DF	0.01	8	DF	975	30.9	29	0.814	794
H (SP)	SP	0.01	1	SP	700	19.3	23	0.341	239
E	Birch	0.01	1	Birch	700	20.0	19	0.193	135
E(WH)	WH	0.01	4	WH	750	26.5	27	0.701	525
	Birch	0.01	4	Birch	375	19.7	23	0.304	114
J & K	NS	0.01	6	NS	1033	24.3	23	0.439	454
A (Riverside)	DF	0.01	4	DF	875	29.0	27	0.675	591
	SP	0.01	4	SP	125	24.5	29	0.658	82

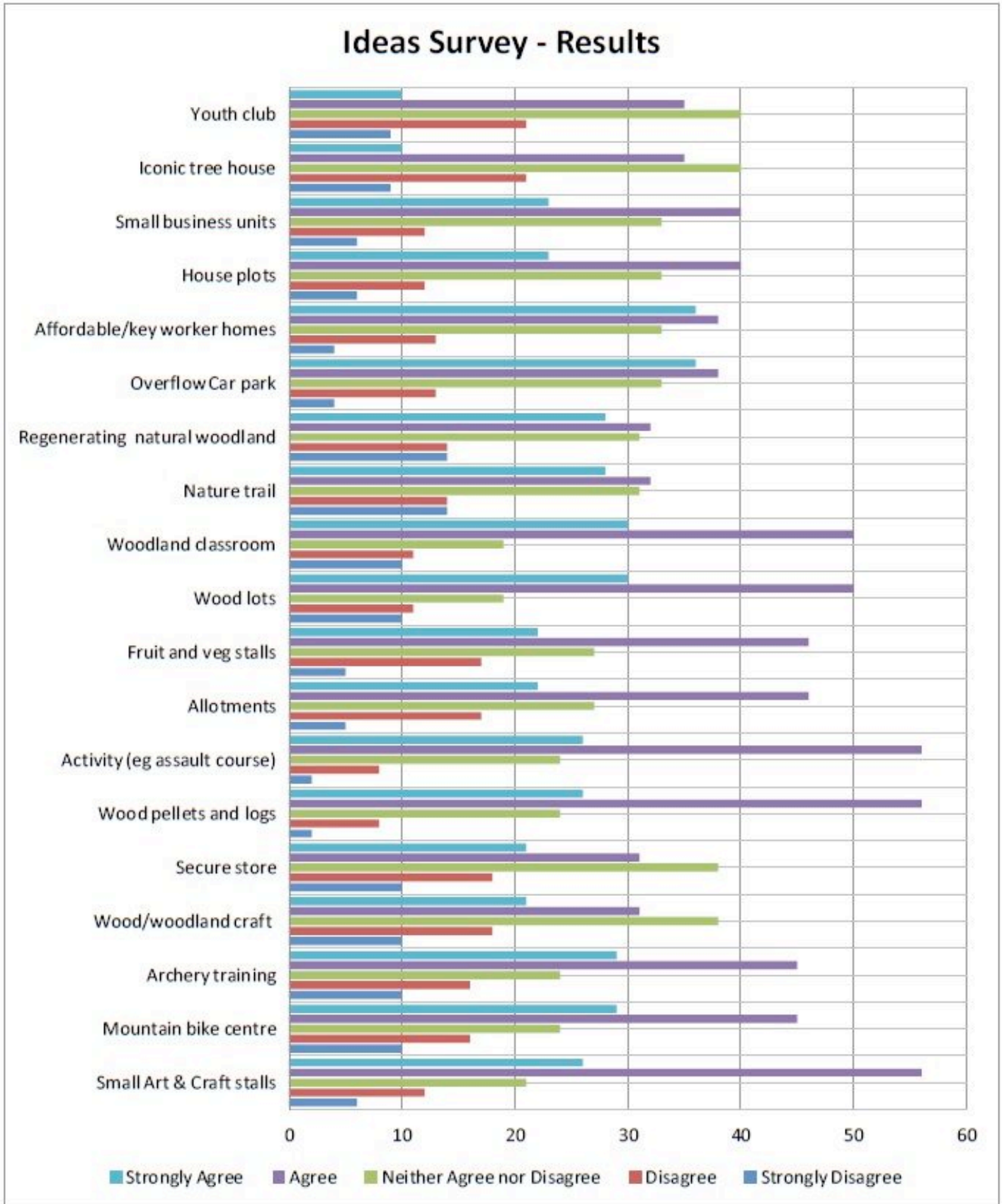
APPENDIX III

Woodland Compartment Schedule

Cpt	Sub Cpt	Area (ha)	Species	Planting Year	Top Height (m)	Yield Class Range	DBH (cms)	Av. Vol / tree (m ³)	Vol / Ha (m ³)	Total Volume (m ³)	Remarks
1	a	0.22	Birch	1956	20	2-4	23	0.3	90	20	
	b	1.07	Birch	1956	20	2-4	23	0.3	90	96	
	c	0.17	Depot	1956							
Sub totals		1.46								116	
2	a	0.68	NS	1956	24	10-12	23	0.44	365	248	
	b	2.22	DF	1956	30	10-16	29	0.81	475	1,055	
	c	3.67	SP	1956	21	10-14	24	0.4	345	1,266	
	d	0.42	NS	1956	24	10-12	23	0.44	365	153	
	e	0.33	NS	1956	24	10-12	23	0.44	365	120	
	f	0.09	SP	1956	22	10-14	24	0.40	345	31	
	g	2.75	SP/L	1956	22	10-12	29	0.48	255	701	
	h	1.01	JL	1956	24	10	26	0.62	475	480	
Sub totals		11.17								4,055	
3	a	0.50	JL	1956	24	10	26	0.62	475	238	
	b	0.16	Birch	1956	20	2-4	19	0.19	100	16	
	c	0.86	JL	1956	24	10	26	0.62	475	409	
	d	1.89	SP/L	1956	22	10-12	25	0.48	255	482	
	e	1.74	SP	1956	22	10-14	24	0.4	345	600	
	f	1.28	DF	1956	30	10-16	29	0.81	675	864	
	g	0.79	WH	1956	26	14	27	0.7	420	332	
	h	0.80	Birch	1956	20	2-4	19	0.19	100	80	Former registered birch seed stand
	i	1.29	DF	1956	30	10-16	29	0.81	675	871	Windblow commencing
	j	0.05	SP	1956	19	10-14	23	0.34	190	10	
	k	0.09	Open	1956							
l	0.58	DF	1956	30	10-16	29	0.81	675	392		
Sub totals		10.03								4,292	
4	a	0.05	Open	1956							
	b	0.51	JL	1956	24	10	26	0.62	475	242	
Sub totals		0.56								242	
5	a	0.43	JL	1956	24	10	26	0.62	475	204	
	b	0.12	Open	1956							
Sub totals		0.55								204	
6a	a	1.78	DF	1956	29	10-16	27	0.68	475	846	
6b	b	1.93	Birch	1956	20	2-4	19	0.19	100	193	
Sub totals		3.71								1,039	
7a	a	0.35	Birch	1956	20	2-4	19	0.19	100	35	
7b	b	0.29	DF	1956	29	10-16	27	0.68	475	138	
Sub totals		0.64								173	
Wayleaves		2.45									
GRAND TOTALS		30.57								10,120	

APPENDIX IV

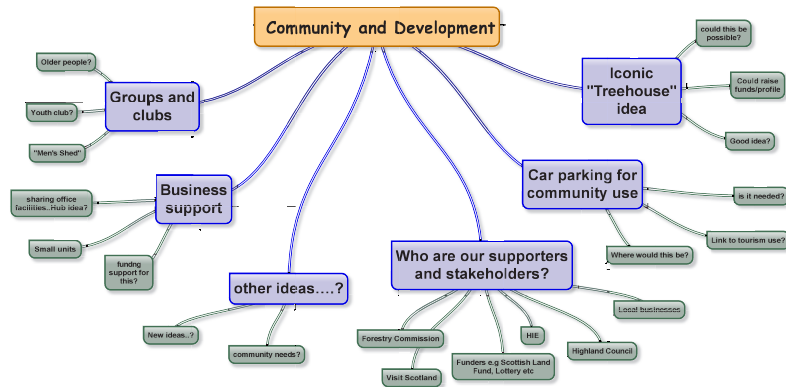
Results of Ideas Survey



APPENDIX V
Consultation Event Mind Maps &
“H” Diagrams

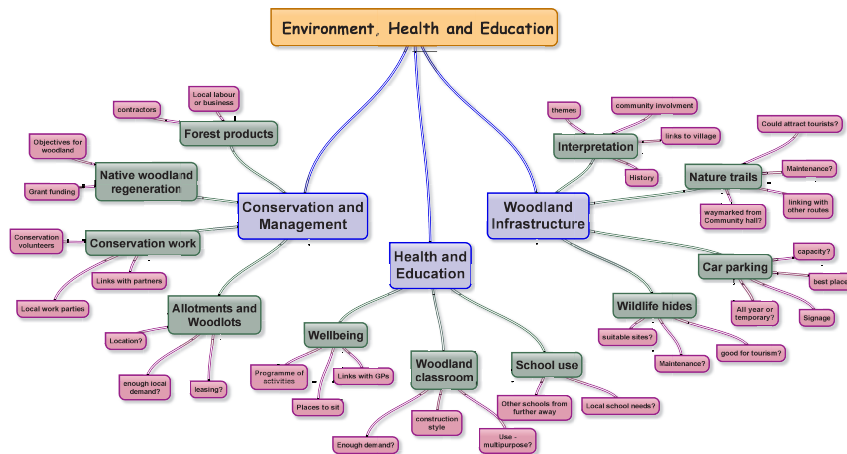
Conversations... Community & Development

Please add in ideas, comments, issues and difficulties onto the topics shown



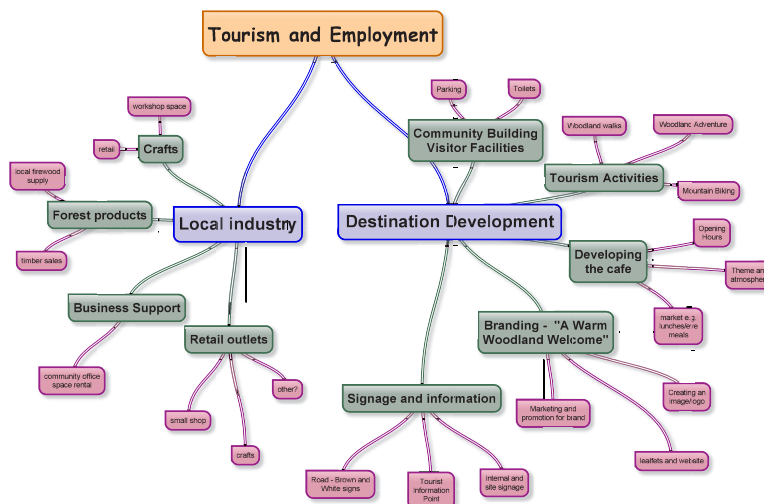
Conversations... Environment, Health & Education

Please add in ideas, comments, issues and difficulties onto the topics shown



Conversations... Tourism & Employment

Please add in ideas, comments, issues and difficulties onto the topics shown



Questions...

Do we want to develop Glengarry as a woodland tourism destination?

Please add your comments below if you disagree

Please stick a dot on the line to show how you feel about this question

Please add your comments below if you agree

Questions...

Do we want to provide improved facilities in the woodland?

Please add your comments below if you disagree

Please stick a dot on the line to show how you feel about this question

Please add your comments below if you agree

Questions...

Do you think this community will be stronger through the ownership of this woodland?

Please add your comments below if you disagree

Please stick a dot on the line to show how you feel about this question

Please add your comments below if you agree

Questions...