



# Public Consultation – Ariogan

SECOND CONSULTATION – 4<sup>TH</sup> JUNE 2025, OBAN (35 attendees)

Area	Comment	FLS Response
TRAILS	Walking access to high Scots Pine areas Walking trail from the town upto the pine woods Link existing tracks and trails Good base for nature trails etc Loops for walking / running Ecofriendly destination for Outdoor activities; small animals, nature walks, cycle centered routes, bird hide, butterflies etc	Existing farm track and the wider Ariogan land area is accessible under the Scottish Outdoor Access code. FLS want to encourage people to use the site responsibly now. Some development will be required. Linked multi user trails for walking, biking and wheeling would be welcomed by a large number of people. There are financial constraints on FLS who are looking for partners to deliver community led/supported projects and we are in discussion with Adventure Oban and North Argyll Trail Association.
LINKS	Cycling / off road route from south of Oban Walking/cycling access from the town Pavement badly needed upto a reasonable sized parking area  Connecting Cologin around south of the lochan to the dam	FLS are investigating funding options such as the Rural Tourism Infrastructure Fund but would also welcome any ways to partner with other groups such as community councils and Adventure Oban etc to access funding that would improve off-road access into Oban from the south.  As above, we would welcome any partnership funding to improve links around the south of Loch Gleann a’ Bhearraidh to join existing tracks at the dam.
DEVELOPMENT	Should develop area near Scottish water road	FLS are working with Argyll and Bute Council to consider areas of Ariogan that might be made available for affordable / social housing. The existing planning zoning would have to be amended to achieve this and there are limited areas within the site that would be suitable. Any proposals would be subject to standard planning process.

	No industrial space in Oban: area east of road should be developed for commercial opportunities.	Industrial areas – As above, on balance given that the land was historically a farm and a considerable proportion of the site will be afforested in future, FLS decided that a partnership project with a local farming charity, to promote entry to farming would offer greater public value. This provides a link to the heritage of the site and limit the resource requirement for FLS in order to deliver that public value. The zoning of the available land would need to be changed to have accommodated this. FLS would not rule out a community driven approach to develop land for industrial purposes.
MOUNTAIN BIKING	Family friendly cycle trails Cycle trails badly required MTB trails Cycling skills loop and pump track Mountain bike skills area next to site entrance	We are working with Adventure Oban and North Argyll Trail Association to hopefully deliver cycling opportunities for the town.
ORIENTEERING	Mapping area for orienteering	We would welcome the opportunity to work with orienteering groups towards mapping a course on the land; currently access would be on foot from the town as there are no formal parking facilities.
CROFTING	Crofting opportunities needed, not starter farms: new Land reform bill	<p>FLS is supportive of woodland crofts, which to date have been driven by community bodies through our asset transfer process. North West Mull Community Woodland (NWMWCW) and South West Mull and Iona Development (SWMID) have now registered around 15 woodland crofts on Mull, and the Kilfinan Community Forest has registered 10 woodland crofts in Cowal, on land transferred under the previous National Forest Land Scheme. In 2022, through our current Community Asset Transfer Scheme (CATS), Glengarry Community Woodland (GCW) acquired land for woodland crofts and affordable housing, working in partnership with the Communities Housing Trust to develop the <u>The Glengarry Model - Communities Housing Trust</u> . We also recently approved the transfer of land to Kyle &amp; Lochalsh Community Trust, also working with the Communities Housing Trust building on the Glengarry model, and we are aware that MICT has aspirations to create woodland crofts at Ardura Forest, transferred through CATS in 2019.</p> <p>While access to land is an important factor, it is only one of the challenges in the development of new crofts, as outlined in the recent Scottish Land Commission paper <u>Land</u></p>

		<p><u>Lines: Benefits of and Barriers to Affordable Tenanted Croft Housing</u>, and we are aware the challenges facing the projects that have been successful through CATS including planning, finance for croft houses, and grants. Addressing these challenges involves a number of stakeholders such as Scottish Forestry, the Crofting Commission, planning authorities and housing bodies. It is also important that the development of new woodland crofts is driven by local communities so they can address local needs, through the development of croft allocation policies and long-term management of croft tenancies. FLS remains open to working with stakeholders on how to take forward woodland crofts at a strategic level, for example through the Woodland Croft Partnership, and with community bodies who want to acquire national forest land for woodland crofts.</p>
AGRICULTURE	<p>Opportunities to educate young people on rotational grazing to benefit habitat</p>	<p>The feedback FLS received from the consultation was broad and in some instances contradictory. We will not be able to take forward or enable every preference coming out of the consultation. In order to come to a decision FLS have to consider what we are legally obligated to do, what we are best placed to deliver and what other groups or organisations would be in a better place to take forward. On balance given that the land was historically a farm and a considerable proportion of the site will be afforested in future, FLS decided that a partnership project with a local farming charity, to promote entry to farming would offer greater public value. This provides a link to the heritage of the site and limit the resource requirement for FLS in order to deliver that public value. The details of this are not confirmed but we are hoping to define what this looks like in the next few months.</p>
NEARBY HOUSING	<p>Problems with trees between houses and FLS land boundary</p> <p>Residents pleased with design around house allowing open ground and existing broadleaves. Area to west of northern property to be pulled back from boundary to prevent shading of house.</p>	<p>We will arrange to visit the site to ensure there are no dangerous trees that could impact on housing below.</p>
LIDAR	<p>Existing LIDAR information from Scot. Gov.</p>	<p>We are working with our GIS team and hopefully will soon add the LIDAR data to data obtained by FLS for other forests within the region.</p>