



Ariogan

Land Management Plan

2026-2036

West Region

Appendices

Plan Reference No:

Plan Approval Date:

Plan Expiry Date:

We manage Scotland's national forests and land to the United Kingdom Woodland Assurance Standard – the standard endorsed in the UK by the international Forest Stewardship Council® and the Programme for the Endorsement of Forest Certification. We are independently audited.

Our land management plans bring together key information, enable us to evaluate options and plan responsibly for the future. We welcome comments on these plans at any time.



Contents

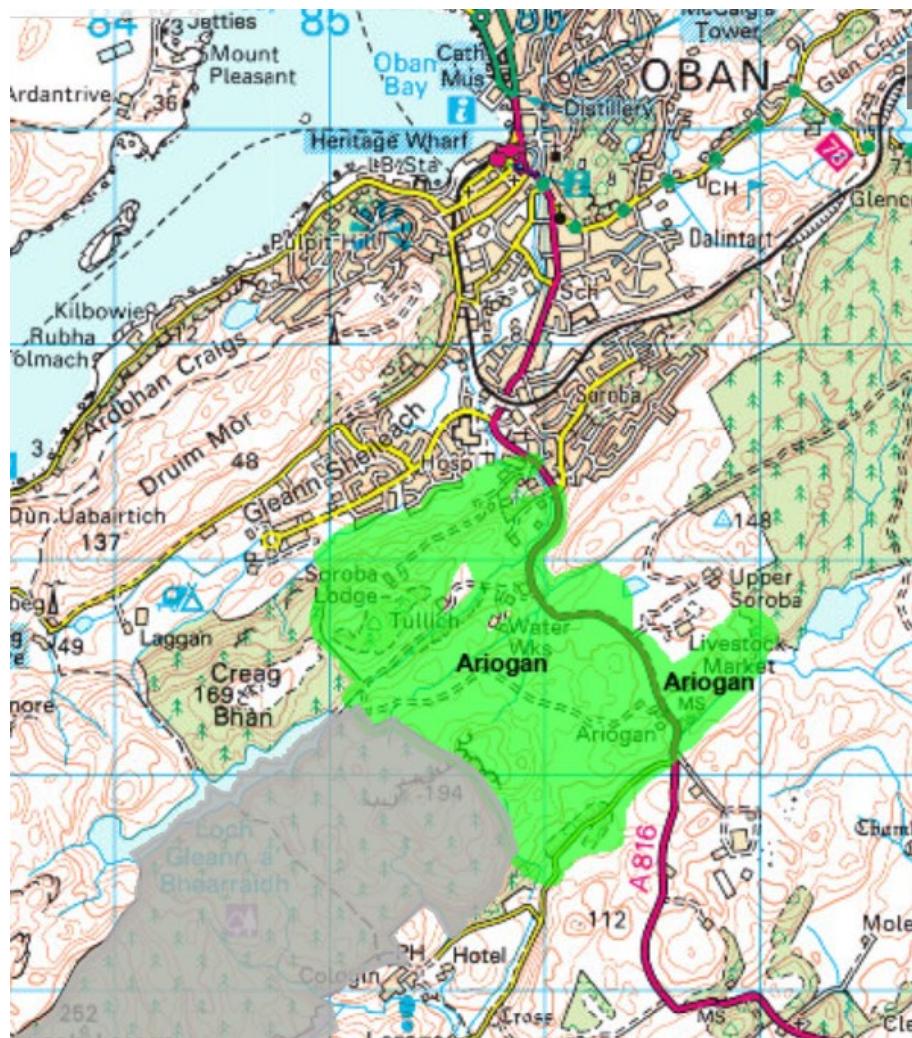
Appendix I	Land Management Plan Brief	3
Appendix II	Background information	8
Appendix III	Concept Tables	11
Appendix IV	Deer Management Plan	14
Appendix V	Provenance guidance chart	21
Appendix VI	Abbreviations used within this plan	22
Appendix VII	Unexpired EIA / PN determinations	23
Appendix VIII	Consultation feedback	31
Appendix IX	Scoping Report: SF ONLY	34
Appendix X	EIA afforestation documentation (see separate files)	

Appendix I - Land Management Plan Brief

Introduction

Ariogan comprises 172ha of land just outside the town of Oban.

This is a new acquisition and therefore there is not a previous land management plan. The land abounds Cologin forest to the west which is an established FLS forest of 276ha.



Silvicultural Potential

Elevation ranges from around 20m above sea level in the north on the boundary of the town, rising to 170m to the south. The site sits within a landscape based on basalt “Traps” and has generally:

- Flat topped knolls giving mostly shallow peats ironpans or Intergrade brown earths with small patches of unflushed Calluna deep peat.

Ariogan Appendices - Land Management Plan 2026 – 2036

- Steep edges with frequently shallow and stony (basic) brown earths and occasional bare rock where the basalt traps break the surface
- Flat narrow gullies with frequent flushed deep peats and peaty ironpans.

The prevailing cool & moist/wet climate is conducive to good conifer tree growth although areas of thin soils and exposed topography limits the choice of tree species suitable for any productive conifer crops. Climate change predictions suggest that the climate will become generally warmer, with drier summers and wetter winters.

Existing land use

As this a new acquisition of predominantly open land there is no previous crop; although some discrete areas of native woodland exist in patches across the area.

Operational Access

There is currently no forest road network within Ariogan. However, plans are being progressed to construct a forest road through Ariogan to reach the forest at adjacent Cologin allowing the extraction of diseased larch subject to Statutory Plant Health Notices.

Natural Environment

Species present include: Pine marten, Badger, Common Lizard, Frog. Habitats include bog, Swamp, Ponds. There are areas of Upload Oak in the north and Upland Mixed Ashwood in the south. Anecdotally pine marten are prevalent but less signs of red squirrels.

There are no landscape Designations or Natural designations such as SSSI/SAC/SPA, although the North West Argyll Landscape area sits to the west of the site. The Landscape designation is given as 'Craggy Upland – Argyll'

There are approximately 12ha of Long Established woodland of Plantation Origin; this is primarily the Scots Pine towards the north of Ariogan and which are a visually prominent feature from many viewpoints within Oban.

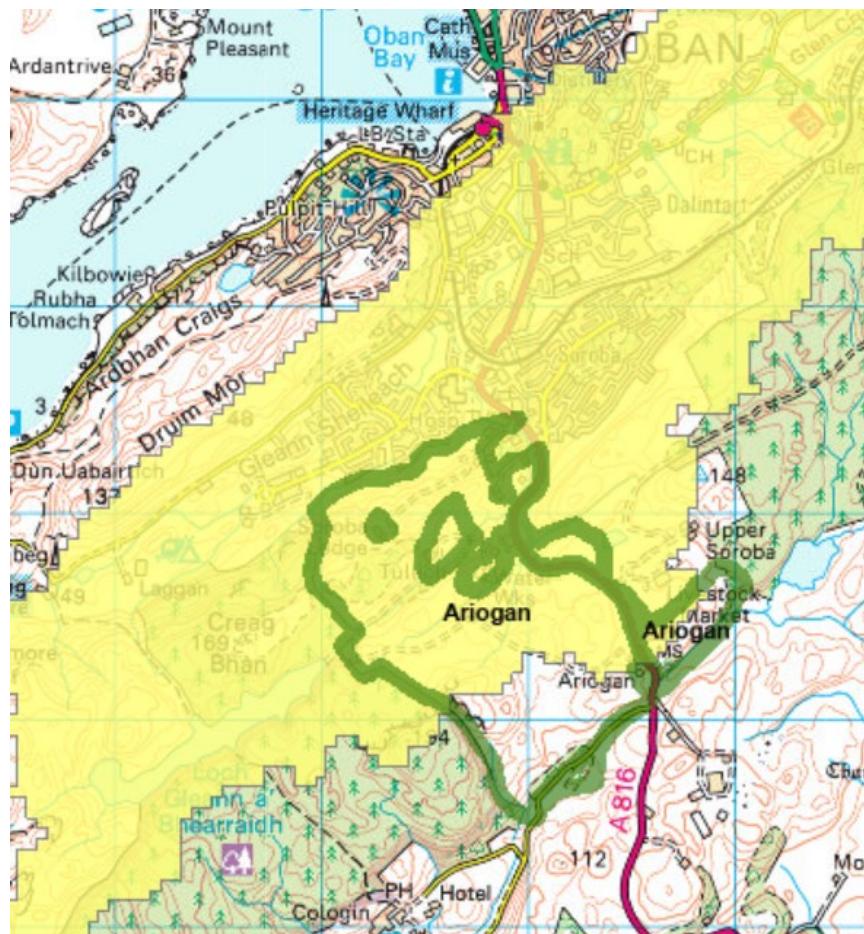
There are no known sightings of invasive species recorded as yet.

Some areas of deep peat soils exist across the site which will be appraised to see if they are requiring restoration or will be left to sequester carbon.

Most of the northerly part of Ariogan sits within the Black Lynn Burn SEPA Waterbody Catchment and two of the larger tributaries feeding into the town's watercourse flow through the land.

Ariogan Appendices - Land Management Plan 2026 – 2036

The land itself is not within any flood risk although downstream in the town of Oban several areas have been identified as being at risk from flooding.



Cultural Environment

There are two scheduled monuments within the plan area – two cairns – and there are various undesignated features across the site are recorded in the heritage layer such shielings, farmsteads and further cairns.

Community Use

There are no core paths but one Right of Way starts in the north of the plan area. However, there are considerable informal routes used across Ariogan.

Argyll and Bute Council Local Development Plan 2 which is being adopted March 2024 identifies the majority of the area as countryside.

Neighbouring reservoirs/fisheries

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Scottish Water have their main town water supply infrastructure within the site and the reservoir that feeds into the towns water main is on the boundary of Ariogan to the north-west. Identifying any water supplies, both public and smaller private ones, will be a top priority across the site.

An overhead powerlines run across the site from its southern boundary to the Scottish Water land from whence it feeds underground into the town.

Wildlife

Previously these lands were grazed by sheep but there have been no sheep present for several years and the vegetation has increased significantly. The primary herbivore species present are Roe deer; these and other damaging herbivore numbers are monitored and controlled by FLS Wildlife Ranger Staff.

2. Strategic drivers

To realise the vision as set out in the Scottish Forestry Strategy 2019-2029, six priorities for action have been identified for implementation:

- Ensuring forests and woodlands are sustainably managed
- Expanding the area of forests and woodlands, recognising wider land-use objectives
- Improving efficiency and productivity, and developing markets
- Increasing the adaptability and resilience of forests and woodlands
- Enhancing the environmental benefits provided by forests and woodlands
- Engaging more people, communities and businesses in the creation, management and use of forests and woodlands

To demonstrate how we will have regard to the Forestry Strategy in our work, we have identified the relevant Forestry Strategy ‘Priorities for Action’ in our Corporate Outcomes section of the FLS Corporate Plan 2019-2022. These, alongside key issues and site specific challenges, have informed our draft land management objectives, as illustrated in Table 12 below.

3. Draft land management plan objectives

- Woodland creation: establishing woodland and shrubby edge/open space habitats, encouraging silvicultural diversity to store carbon and water and improve biodiversity. Ensure sustainable herbivore population management to promote and support species diversity and ground vegetation as well as encouraging natural regeneration.
- Support and enable partnership access and opportunities for communities

- Biodiversity and habitat protection: protect and enhance riparian habitats in line with UKFS; consider potential to improve habitat for pollinators and insects in proximity to urban areas
- Explore opportunities to reduce impacts of climate change incorporating water run-off and providing shade, cooling and shelter; contribute to partnership Flood Mitigation strategies
- Remain sympathetic to the landscape setting of the land.

4. Stakeholders

- Scottish Forestry
- NatureScot
- Argyll & Bute Council
- Argyll Fisheries Trust
- Argyll Timber Transport Group (ATTG)
- Scottish Environment Protection Agency
- West of Scotland Archaeology Service (WoSAS)
- Royal Society for the Protection of Birds (RSPB)
- Rural Payments and Inspection Division (SGRPID)
- Scottish Water (SW)
- SSEN
- Deer Management Group
- Historic Environment Scotland
- Visit Scotland
- Oban and Kilmore Community Councils
- Scottish Southern Energy
- Neighbours
- NHS
- Community Groups eg North Argyll Trail Association, Adventure Oban

Appendix II: Background Information

Context: History of Plan

The land at Ariogan was acquired by FLS in April 2023; it was originally a dairy farm with milking parlour installed at Ariogan Farm buildings. Latterly its owner was well respected in specialising in heifers and mule sheep. The majority of this agricultural grazing was in the southern portion of the land holding. A second farmstead appears on 1st edition OS maps at Acheasdale above the public road to Lerags. The woodland cover above Tullich croft was previously more extensive but does not appear on ancient woodland inventory as they were predominantly plantations.

Physical site factors

Geology, Soils and landform

Geology Soils and landform

The area is underlain for the most part by a bedrock geology of Andesite and basalt of the Lorne plateau volcanic formation; there are areas of sandstone along the northern terraced landscape above the town of Oban. The majority soil types comprise ironpans and brown earths combined with areas of rankers on higher slopes.

The site is typical of the landscape character type of the surrounding area; 'Craggy Upland', as defined by NatureScot. This is denoted as 'Upland moor with irregular rather amorphous landform' and 'rounded knolls and rock outcrops stand out on lower slopes'.

Water

Most of the northerly part of Ariogan sits within the Black Lynn Burn SEPA Waterbody Catchment and two of the larger tributaries feeding into the town's watercourse flow through the land.

The land itself is not within any flood risk although downstream in the town of Oban several areas have been identified as being at risk from flooding.

Climate

Climate projections point to a warmer climate with lower summer rainfall and higher winter rainfall. There are no DAMS scores for this newly acquired area of land although ForestGales suggest it is not too exposed.

The climate is mild, wet and windy, with average annual temperatures around 8 to 9 degreesC and precipitation is above 1800 mm per year. Although snow is less prevalent than eastern and central

Ariogan Appendices - Land Management Plan 2026 – 2036

Scotland, the region is subject to rain bearing South Westerly winds. Humidity levels are high throughout the year, rarely sinking below 70% relative humidity. The wet conditions contribute to soil leaching and development of gleys and bogs where soils are insufficiently free-draining.

The existing forest

There are small patches of existing native woodland but the majority of the site is open land.

Neighbouring Land Use

Neighbouring land to the north-west is a privately owned productive conifer forest. The northern boundary is the residential and commercial estate in Glenshellach which continues round to the main road forming the eastern boundary.

A further minor public road forms the southern boundary and to the west lies FLS' Cologin forest.

Landscape

Landscape character assessment

A ridge of undulating upland landscape forms the backdrop to Oban and the land falls within the Craggy Upland landscape of Argyll. Its key Characteristics are:

- Upland moor/rough grazing with irregular landform.
- Rounded knolls, rock outcrops and numerous lochs in low-lying hollows and glens.
- Open moorland predominates, but extensive conifer plantations camouflage the landscape pattern in some areas.
- Oak-birch woodland on lower slopes.
- Stone walls enclose an irregular patchwork of pastures within glens on margins of moorland.
- Numerous archaeological remains, often concentrated on rounded knolls on lower slopes.
- Open aspect with extensive views from summits
- Sense of remoteness

Landscape designations

There are no landscape designations within this area.

Environmental designations

Special Site of Scientific Interest (SSSI), SAC, SPA

There are no environmental designations within this area.

Archaeology: Scheduled Monuments / Unscheduled

There are two scheduled monuments, cairns, within this area. The unscheduled sites include: shieling, cairn, building/farmstead, wall, boundary, enclosure, well, bank, mound

Habitats

A habitat survey has been undertaken (see EIA scoping report) highlighting areas of priority open habitats such as upland heath and blanket bog.

Species

A full suite of surveys (see EIA scoping report) have been undertaken of species present across the area, from tree and lichen species to bird/mammal and butterfly interests.

Biodiversity

As this is mostly open land there is little deadwood present and no areas of PAWS; there are two areas of long established plantation origin from Scots pine areas previously planted.

Social factors

Recreation & Community

There are no formal recreation facilities but the area is popular with local walkers and has an extensive network of well used tracks. There is no official car park but the main entrance is well used with people parking in the existing bellmouth. There have been occasional problems with trail bikes accessing the area which is being reported to the police as per policy.

Ariogan sits between Oban and Kilmore Community council areas and forms a strategic link which would greatly benefit the smaller community at Lerags. Currently there is no off-road linkage to access facilities in Oban and minimal public transport options.

There has been a lot of public interest in the area from both walkers and mountain bikers who are keen to look into trail development within the site.

Appendix III: Concept Tables

Objective	Opportunity	Constraint	Concept
Woodland creation: establishing woodland and shrubby edge/open space habitats, encouraging silvicultural diversity to store carbon and water and improve biodiversity. Ensure sustainable herbivore population management to control and support species diversity and ground vegetation as well as encouraging natural regeneration.	LEPO pine stands on ridge and pockets of native woodland not registered as PAWS but well established. Area can act as link to neighbouring forests, both conifer (Glenshellach / Glencruitten) and broadleaves (Pulpit Hill).	Little seed source for regeneration apart from pockets of trees in northern section.	Work towards woodland creation where appropriate in conjunction with landscaping and recreational access. Potential to create a ring of woodland habitat linkages around the town for species such as squirrels / pine marten etc.
Support and enable partnership access for communities	Many local user groups interested in land for variety of projects	Potential conflict between aims of different user groups – longer term sustainability of projects	Work with community groups to explore opportunities for sustainable use of suitable areas going into the future.
Biodiversity and habitat protection: protect and enhance riparian habitats in line with UKFS; consider potential to improve habitat	Basic riparian woodland present in places alongside watercourses	Ensure no exacerbation of potential for flooding downstream of area	Continue to provide good water quality / flow as provided by land currently.

Ariogan Appendices - Land Management Plan 2026 – 2036

for pollinators and insects in proximity to urban areas			
Explore opportunities to reduce impacts of climate change incorporating water run-off and providing shade, cooling and shelter; contribute to partnership Flood Mitigation strategies	Liaise with forest research on Forest Catchment laboratory opportunities	Little research has been undertaken into longer term benefits of upstream catchment afforestation to mitigate flooding impacts downstream.	Work with Scottish water on improving riparian areas both to benefit flood mitigation and to ensure minimal impact on subsurface pipework infrastructure
Remain sympathetic to the landscape setting of the land; maintain recreation opportunities and explore options to enhance where possible.	Many informal routes used by community to be built into future establishment for plan area.	Lack of resources to create new any new formal provision.	Work with community groups to identify areas that would be beneficial to locals and visitors and opportunities to enhance views / access.
Develop a strategy to reduce herbivore impact across the FLS estate.	Successful use of 'in-house' rangers to ensure targets are achieved for status quo. Fencing certain areas of blocks would help overall management of forests and successful tree establishment and habitat restoration.	Herbivore control extremely constrained in north of the area due to proximity to town and landform. Cost of fencing often prohibitive to achieve herbivore impact reduction but may be required as part of the solution	Work with Ranger teams to explore full range of options to manage herbivore impact on future woodlands.

Ariogan Appendices - Land Management Plan 2026 – 2036

	<p>New planting scheme to the north will have similar objectives.</p>	<p>Neighbouring landowners may have differing objectives in terms of herbivore control</p> <p>No local DMP at present</p>	
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Appendix IV: Deer Management Plan

Background

This Deer Management Plan (DMP) outlines the deer management issues and priorities for Scotland's National Forest Estate in Ariogan, as managed by Forestry and Land Scotland. The DMP underpins the Land Management Plan. It is based on best available information although wider issues for deer management still remain to be addressed across the whole of West Region. The DMP also relates to, and should be used in conjunction with, FLS' Deer Management Strategy.

In line with the Scottish Government's consultation on Scotland's Strategic Framework for Biodiversity "Tackling the Nature Emergency", we recognise that reducing herbivore impacts is one of the biggest levers we have in Scotland for reducing biodiversity loss and enabling regeneration at scale.

National & Local objectives

National strategies and objectives:

- Contributing to [Scottish Forestry - Forestry Strategy](#) (also includes Climate Change)
Deer will be managed to help ensure Scotland has a healthy, diverse ecosystem, contributing to our climate change objectives, whilst also contributing to our national and local economy in line with Scottish Government objectives and public interest.
 - Lower deer densities to 2-7 per km² to ensure the above objectives can be met sustainably.
 - Ensure all designated sites are in favourable condition
 - Achieve less than 10% deer browsing damage on all first year restock coupes.
 - Ensure Stocking Density Assessment at year 5 achieves productive forest objectives of 2500 per hectare for conifers.
 - Ensure all designated sites are in favourable condition meaning that the features for which SSSIs or Natura sites are either in satisfactory condition or are recovering. The latter is the necessary management measures in place such that NatureScot predicts, using expert judgement, that the land will in due course reach favourable condition.
- Deer Management Strategy [Deer management strategy - Forestry and Land Scotland](#)
- Scottish Biodiversity Strategy [Biodiversity strategy: consultation - gov.scot \(www.gov.scot\)](#)
- Outcome 2 of the FLS Corporate Plan 2022 – 2025 is most relevant to this Deer Management Plan:
 - "Looking after Scotland's national forests and land" – "Scotland's national forests and land are looked after; biodiversity is protected and enhanced; and more environmental services are provided to people".

Ariogan Appendices - Land Management Plan 2026 – 2036

- The scale of FLS property allows, “whole landscape management, restoring, enhancing and linking habitats”, “to adapt forests and land to increase their resilience and protect and enhance natural assets so they can continue to provide for us”.

Local strategies and objectives:

The main objective of deer management within the West Region is to manage deer populations at a level that is compatible with FLS environment and other management objectives. The aim is:

- to prevent unacceptable damage to commercial tree crops;
- to maintain or enhance biodiversity in key areas;
- to protect all designated sites.

Deer will be managed to help ensure Scotland has a healthy, diverse ecosystem, contributing to our climate change objectives, whilst also contributing to our national and local economy in line with Scottish Government objectives and public interest.

Management of the deer population will be done in a professional, humane and cost-effective way, ensuring the physical wellbeing of the remaining deer populations within the forest boundaries.

Venison income will be optimised and opportunities to create revenue from recreational deer management permissions (RDMP) will be taken, but without compromising the over-riding issue of minimising negative impacts by grazing herbivores.

In the Strategic Plan area, the urgent short- and medium-term aim is to achieve deer browsing levels that allow successful establishment of young trees (planted and natural regeneration) including soft conifers and broadleaved species. Given the scale of native woodland restoration and creation that is planned across the area, including species that are extremely vulnerable to grazing/browsing pressure, we propose that reducing deer densities to the lower end of the spectrum outlined in national targets, i.e. ideally, < 2 deer / km², will be required but note that this will need to be achieved in stages, working with available resources and supported by effective ongoing monitoring of herbivore impacts.

There is no local Deer Management Group in the area.

What are we going to protect?

The FLS land holding in Ariogan comprises 172 ha and is contiguous with the adjacent FLS Cologin forest (276 ha); thus together they cover approx.. 450 hectares. The wider area is characterised by coastal landscapes supporting a range of designated habitats and species with areas of high ecological and heritage value. The land includes hills, glens draining into waterbodies that feed into the sea, and a range of habitats including blanket bog; upland heath; wet flushes, springs and lochs; rivers; and native broadleaved woodland. Priority open habitats, particularly blanket bog and wet

Ariogan Appendices - Land Management Plan 2026 – 2036

flushes have been mapped and require protection from high grazing and browsing pressure. However, some of these habitats benefit from grazing, albeit at low levels, so sustainable numbers of deer need to be maintained - as an important element of properly functioning ecosystems.

Areas suitable for native woodland expansion have been identified. There are no designated or ancient woodland sites within the land but two areas of Long Established Plantation Origin (primarily Scots pine) are found to the north.

Geography

A ridge of undulating upland landscape forms the backdrop to Oban. Much of the area is characterised as the Craggy Upland landscape of Argyll. This is characterised by upland moor/rough grazing with irregular landform as well as rounded knolls, rock outcrops and numerous lochs in low lying hollows or glens. There is an open aspect with extensive views from summits and a sense of remoteness despite its proximity to Oban.

There is an existing network of tracks across the southern end of the site but access is harder on the stepped terrain to the north which abounds the town. Successful establishment of native broadleaf woodland will be highly dependent on achieving a reduction in herbivore pressure in the short – medium term due to mobile deer populations ingressing from surrounding land.

Deer Species (and other herbivores/feral pigs)

Red and Roe deer are the main deer species and remain at a medium/high density. There have been no feral goat or feral pig sightings in the Strategic Plan area and there is no longer any livestock present within the plan.

What have we done to date?

Cull over the last five year period:

COLOGIN

	Male		Female		Calf		Total
	Red	Roe	Red	Roe	Red	Roe	
2019/20	2	1	2	1	0	0	6
2020/21	1	1	2	0	1	0	5
2021/22	0	0	0	0	1	0	1
2022/23	0	0	0	0	0	0	0

Ariogan Appendices - Land Management Plan 2026 – 2036

ARIOGAN / COLOGIN

	Male		Female		Calf		Total
	Red	Roe	Red	Roe	Red	Roe	
2023/24	7	6	9	6	4	4	36
2024/25	3	18	0	9	0	2	32

Deer densities of under 5 deer/km² are necessary to allow establishment of broadleaved trees and mixed conifer species.

Have an evidence-based approach

There have been no previous population surveys undertaken at Ariogan or Cologin using traditional methods. **Drone surveys** an initial survey was undertaken in spring 2025 and will be repeated twice a year across the Ariogan area to build up a picture of deer populations.

As trees are established, Nearest Neighbour surveys, Herbivore Impact Assessment and Natural Regeneration surveys will be carried out in relevant establishment coupes. Stocking Density Assessments assess tree crops in Years 1 and 5 following establishment and include note of any herbivore damage. It is likely that deer population assessments based on dung counts will be used but in future, drone surveys may continue to be used more commonly to ground-truth indirect methods.

Population Modeling and Future Culls: Ariogan & Cologin

	Male		Female		Calf		Total
	Red	Roe	Red	Roe	Red	Roe	
2025/26	5	12	4	5	1	3	30
2026/27	5	12	4	5	1	3	30
2027/28	5	12	4	5	1	3	30

Protection Options – cull/fence/tubes

Deer culling across the LMP area is carried out by direct FLS staff. Priorities are to maintain existing stock and deer fencing.

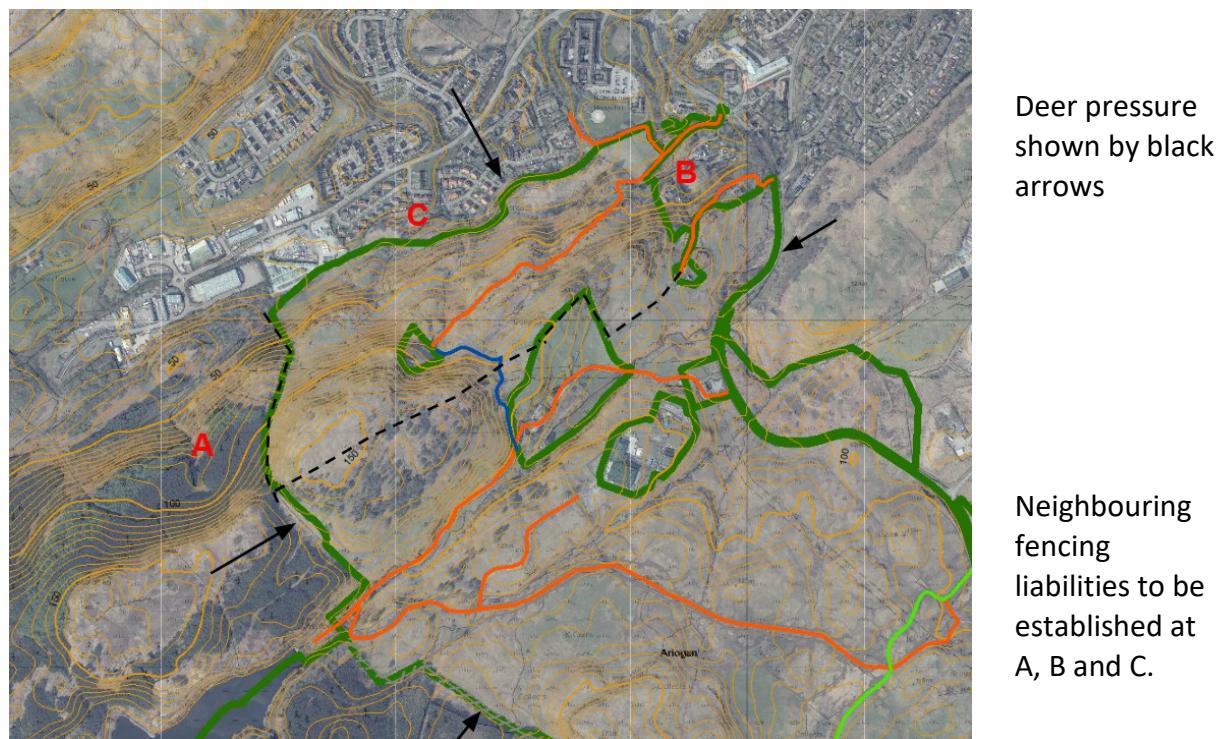
The area most at risk is in the north around the hill of Scots Pine which has a high public presence. The area's proximity to the town presents safety limitations for culling which, combined with the prevailing wind direction makes this area more reliant on fencing rather solely culling. Given the high degree of public access, stalking will be as low key as possible.

Currently it is mostly Roe deer which have been resident but there is a high potential for migratory deer from neighbouring populations. Culling has been undertaken over the last few years and the

Ariogan Appendices - Land Management Plan 2026 – 2036

impact is yet to be formally assessed although initial observations indicate areas of regeneration of oak and pine near seed sources. Deer estimates do not easily allow a full understanding of the full impact of these populations on any establishing trees.

Drone surveys will be repeated regularly, twice a year, mindful of the 50m exclusion zone for the hospital (notifying Estate manager of times and dates for flying).



Infrastructure

New tracks may be constructed to facilitate wildlife operations, building on the existing network of tracks especially in the south. To date there is no road network although a new forest road has been given approval and building work will commence in early 2026. Future establishment both for Ariogan and neighbouring Cologin has made provision of open spaces for deer control. This is essential given the high vulnerability of proposed tree species to deer browsing. In the immediate future the deer larder in Barcaldine will remain the default larder.

How will the objectives be met?

Northern zone:

- Neighbour's liability for fencing will be assessed and where required, fences will be renewed or upgraded to the west and to the east.
- (Sheep in the croft could be an issue if the fence is not tight.)

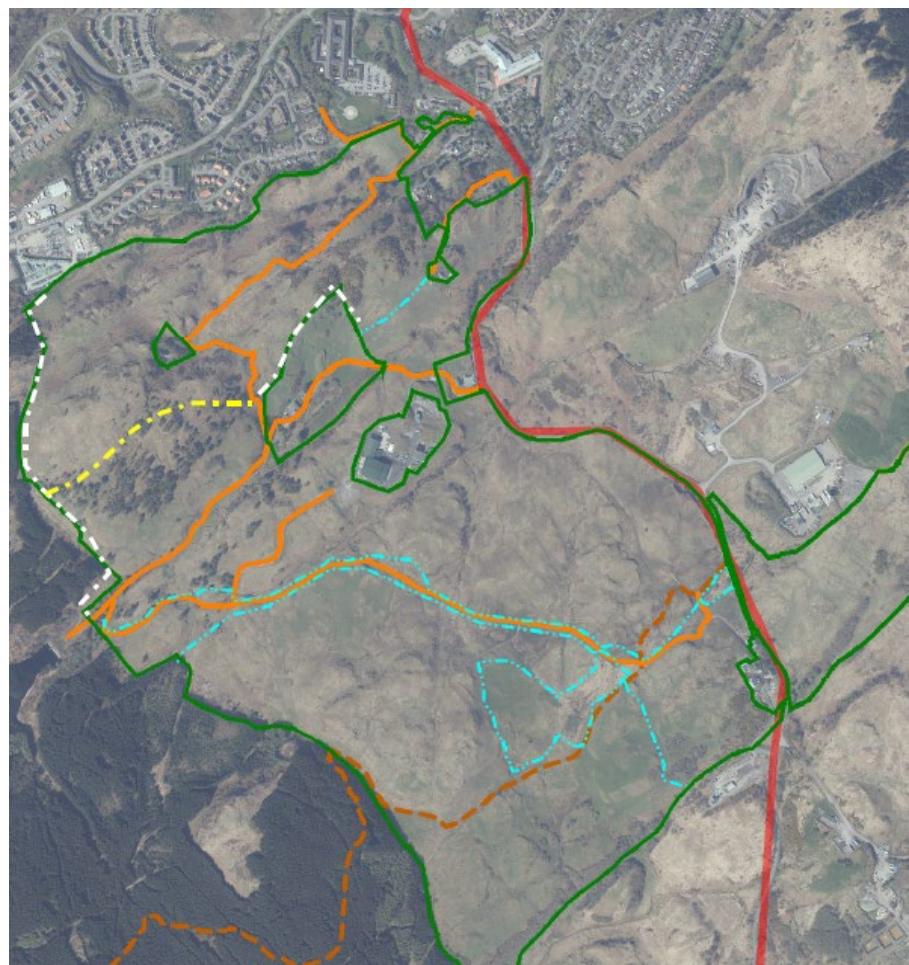
Ariogan Appendices - Land Management Plan 2026 – 2036

- Selected fence connections (see map)
- Small planted enclosure plots should help establishment in this area. (Without any fencing this will be very hard to establish and could lead to failure of plantings/regeneration.)
- Drone surveys

Southern zone:

- Felling in Cologin which will commence soon after the approved road is completed and will aid deer control by providing open space. The higher public presence and disturbance in this area, given its popularity with dog walkers, will help aid a reduction in deer impacts.
- Predominantly culling alone
- Potential for grazing for environmental benefit south of planned road to be explored further using fenceless collars on cattle.

Fencing Options



Areas identified for strategic fencing option:

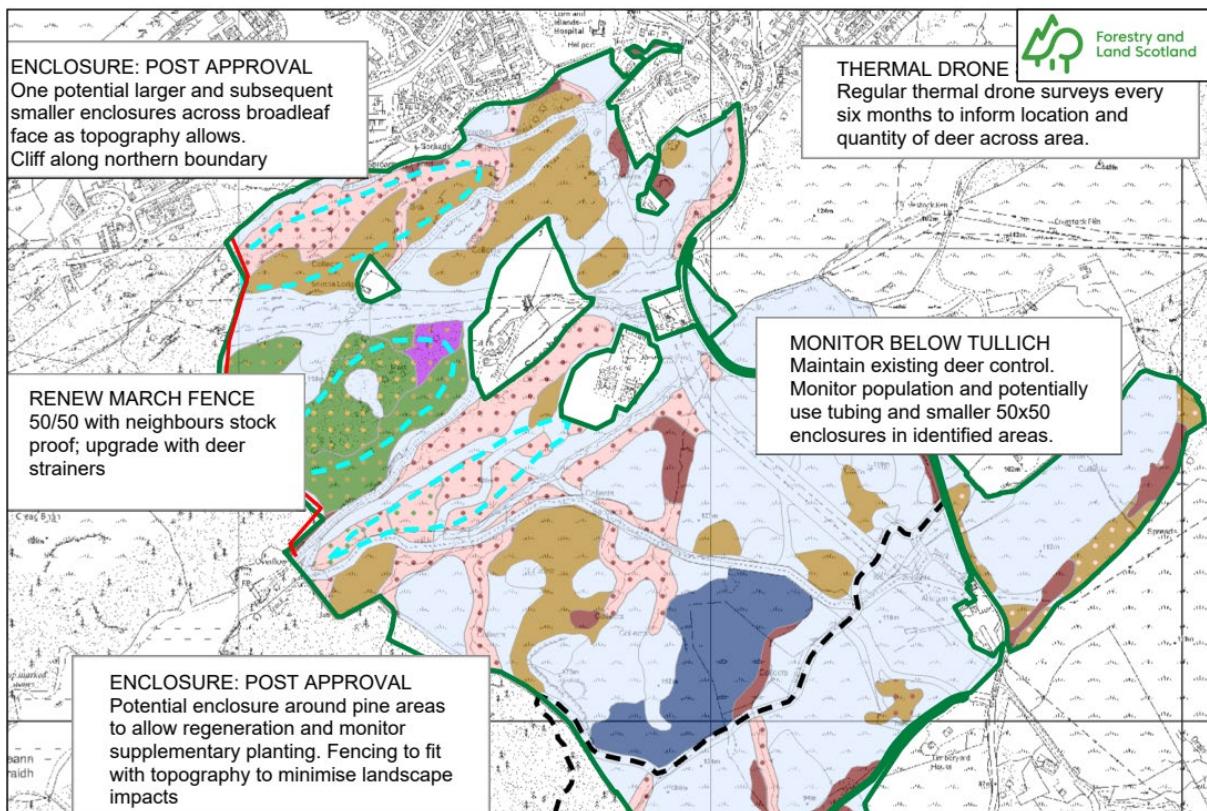
White – renew 50/50 with neighbours and extend with deer strainers

Yellow – new deer fence

Blue – existing stock fences

Alternative enclosure based options as below, blue outlines:

Ariogan Appendices - Land Management Plan 2026 – 2036



DMG present

There is no Deer Management Group in this area.

Collaborative working opportunities

As part of the Deer Working Group Recommendations, we will seek out opportunities where FLS can take a collaborative approach with neighbours towards achieving Deer Management Objectives.

FLS will continue to participate in any future DMG, also with immediate neighbours, to identify where there is a mutual benefit to cross boundary culling agreements.

FLS will continue to work with NatureScot to identify opportunities to address issues with neighbouring resident deer regularly migrating onto FLS land.

Venison

FLS subscribe to the Scottish Quality Wild Venison (SQWV) scheme. All venison is quality assured and currently is sold to Highland Game.

Appendix V: Provenance guidance chart

Species	Guidance
SS	Improved QSS standard throughout Alaska (ASS) provenance may be considered (if available) for its slower growing properties in specific locations. i.e Short Rotation Forestry (SRF) in Windfarm renewables developments.
VPSS	Limited use in best locations
SP	High rainfall type specified as standard. W20
NSP	From the nearest appropriate zone near CFR areas
LP	Only ALP being used in mixture with SS on poorer sites
DF	Seed stand or coastal origin
ESF	Czech or central European
NF	Registered seed stands
GF	Scottish registered seed stands
WH	Registered seed stands with low fluting
WRC	Scottish seed stands
NS	Seed stands, Eastern European or Harz
JCR	Northern Japanese range
NBL	Region of Provenance 10, Native Seed Zone 106
XC	PSSB will advise on any other minor species
Notes: PSSB can provide the most up to date guidance on provenance selection including advice on best suited seed stands. Virtually all seed supplied by PSSB comes from registered seed stands and is based on geographic area compatibility. Use of VPSS has declined as seed orchard QSS improves and this also has a wider genetic base for resilience purposes.	

Appendix VI: Abbreviations used in the plan

Abbreviation	Meaning	
FLS	Forestry and Land Scotland	
LMP	Land Management Plan	
ASNW	Ancient Semi-Natural Woodland	
PAWS	Plantation on Ancient Woodland Site	
ATV	All Terrain Vehicle	
Ha	Hectare	
MAI	Mean Annual Increment (Average annual growth a tree or stand of trees has experienced to a specific age)	
MI	Minimum intervention (minimum level of management)	
PEFC	Programme for the endorsement of forest certification	
YC	Yield Class (Index of potential productivity of even-aged stands of trees. Measured in units of cubic metres per hectare per year)	
LISS	Low Impact Silvicultural System	
CCF	Continuous Cover Forestry	
EIA	Environmental Impact Assessment	
FSC	Forest Stewardship Council	
UKWAS	UK Woodland Assurance Standard	
UKFS	UK Forestry Standard	
RBMP	River Basin Management Plan	
UKBAP	UK Biodiversity Action Plan	
SEPA	Scottish Environmental Protection Agency	
SF	Scottish Forestry	
ESC	Ecological site classification (based on soil and climate information)	
DAMS	Detailed Aspect Method of Scoring (A modelled windiness score used to calculate the probability of damaging winds occurring)	
SPA	Special Protection Area (birds)	
SAC	Special Area of Conservation (habitats)	
SPHN	Statutory Plant Health Notice	
Species	SS = Sitka Spruce HL = Hybrid Larch EL = European Larch NF = Noble Fir WH = Western Hemlock MCP = Macedonian Pine CAR = Common Alder BI – Birch (downy/silver) OK = Oak (robur/petreae) HAW = Hawthorn RS = Restock	NS = Norway Spruce JL = Japanese Larch SP = Scots Pine WRC = Western Red Cedar LP = Lodgepole Pine MC = Mixed Conifers MBL = Mixed Broadleaves HAZ = Hazel ROW = Rowan GWL = Goat Willow Rp = Rhododendron ponticum

Appendix VII: Unexpired PN /EIA determination

CG2 roadline



Scottish
Forestry
Coilltearachd
na h-Alba

Susannah Hughes
Forest and Land Scotland
West Region

By email

6.2.25

Dear Susannah,

**The Forestry (Environmental Impact Assessment) (Scotland) Regulations 2017
Ariogan Forest Road**

I refer to your application Ariogan and Cologin CG2 at Ariogan and Cologin NM 860 270 which contains proposals for, 4.0 hectares of forest roads.

We are required to provide a Screening Opinion under the above Regulations as to whether the work you are proposing is an EIA project and will require EIA consent.

I can confirm that the work you propose will not require EIA consent and the following maps and supporting list of documentation should be considered as a component of the screening opinion determination.

CG2 EIA Screening Opinion roadline
CG2 Site Map annotated
CG2 Site map detail AB
CG2 Site map overall
CG2 Site map soils
CG2 Water features map
New forest road on peat guidance (FLS)

Requirement for a road and alternatives considered

The road is required to harvest the over- mature commercial timber planted within Cologin forest and comply with Statutory Plant Health Notices. Alternative options have been given consideration in the SOR. Alternative routes are less preferred due to the impact of heavy timber traffic on the minor single track road serving the community at Lerags. Construction of a new road from Ariogan will take timber directly onto the Oban main road, A816, and remove the need for any timber lorries using the minor single track Lerags road. The new roadline makes use of an existing entrance and initially follow an existing track. Deviations from the track are required to avoid low overhead powerlines, and secondly to achieve the gradient required to climb up through the woods.

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

S e Coilltearachd na h-Alba a' bhuidheann-ghníomha aig Riaghaltas na h-Alba a tha an urra ri poileasaidh, taic agus riaghlaidh do choilltearachd



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SPECIFICATION

The road will be built in stages, from the main entrance off the A816. Material will be won along roadlines, from borrow pits, from the proposed quarry within the forest at NM 8457 2626 and if necessary, imported from a local commercial quarry.

Where any deep peat or significantly wet areas in PWS catchments are crossed, roads may be floated over rather than excavating peat and geotextiles may also be used to assist; guidance will be taken from 'New Forest roads on Peat'. However, the road has been designed to avoid (see Open Habitat section).

The design of the road will conform to:

- Timber Transport Forum document "The design and use of the structural pavement of unsealed roads 2020"
- SNH's "Constructed tracks in the Scottish uplands".

CONSTRUCTION DETAILS (see Overall map and detailed description in SOR)

The roadline has been described in 3 sections and full details are given in the SOR and overall map. The sections are:

A-B, 1.2km (Ariogan – Open land);
B-C, 0.6km; D-E, 1.6km (Cologin – Forest)
C-D, 0.6km (Cologin – Forest)

1. BIODIVERSITY

Species

Bird surveys have been undertaken across the open land at Ariogan and there are no known nesting sites within existing forest at Cologin.

A butterfly survey was undertaken across the Ariogan open land and there were a number of Marsh Fritillary sightings; however these are more than 100m to the south of the proposed roadline. There has been one single sighting of an adult in flight near the existing track at the entrance, but there will not be any deviation from the existing route at the start of the proposed road.

Habitats

No Ancient woodland or plantation on Ancient woodland sits within or adjacent to the LMP or road line area.

Open habitats

An open habitat survey has been completed for Cologin indicating areas of blanket bog and other priority open habitats. No GWDTE areas have been identified.

Mitigation

Bird, butterfly and open habitat surveys have been undertaken and no impacts identified. A soil survey has also been completed for both forests and the initial roadline construction (Ariogan) will not be on any deep peat soil types.

The proposed line of the road goes around the main area of deep peat at NM853 266 (soil type predominantly 10b, presumption to restore) avoiding any potential to impact negatively.

UKFS will be adhered to.

Aros Park Appendices - Land Management Plan 2025 – 2035

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

2. CULTURAL HERITAGE

There is a potential to damage cultural heritage sites that are not identified. One heritage feature is listed within the vicinity of the road, a Farmstead at An t-Innean, 25m from the existing road/track.

Mitigation

During FLS consultation, HES raised concerns about the initial planned roadline which ran closer to a Scheduled Monument and the line was rerouted. A commissioned survey, was undertaken and a well was found at NM 8602 2699 and a farmstead at NM 8610 2700;

The planned roadline was moved further away from scheduled monuments within the site and changes welcomed by HES and had no further comments to make (29/05/24 FLS comms). A 10m buffer will be applied to the well and farmstead as per the archaeological survey recommendations.

In our consultation HES highlight 4 sites in their response

Cologin, Fort 650m Ne Of (SM4160) -scheduled

And

- Ariogan,Cairn 400m Nne Of (SM4161)
- Ariogan,Cairn 950m W Of (SM4302)
- Lerags,Cairn 400m Nw Of Lerags House(SM3983)

The roadline is never within 100m of these assets and therefore not directly impacted.

UKFS will be adhered to.

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

3. MATERIAL ASSETS-Electricity

The Overhead Power Lines were potentially an issue as the room for line clearance was insufficient to maintain safety.

Mitigation

During FLS consultation and on site discussions the proposed route deviates away from the existing track to ensure sufficient line clearance (see detail AB map).

SSE confirmed the best line to ensure proper clearance for the OHPL at the 25/04/24 site visit (FLS comms). This specification has been agreed with SSE and there will be on going liaison as per SOR.

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

Aros Park Appendices - Land Management Plan 2025 – 2035

4. SOIL

FLS investigations have demonstrated that the geology is mainly underlain by basalt bedrock with little by way of superficial deposits, and that it would be unlikely that any colloidal or suspended material would be generated which could be detrimental to water quality (pers. com.FLS Forest Research). However in areas of soils with surface water gleys there could be the potential for suspended solids. From the detailed soil survey, soil types included peaty surface-water gleys with smaller components of brown earths and brown/gley rankers.

Mitigation

Part of the route of the roadline (C-D, Cologin) runs around the top of a band of deep peat soils being left as open land and the route chosen minimizes any impact on this peat (see soil map).

The best roadline has been taken to balance the varying requirements of peat and water quality, minimising any adverse impact on water flows. Choice of road type is determined as per the Civil Engineers specifications on "New forest road on Peat" (see attachment) which could be used where any sections of deep peat require to be crossed.

UKFS will be adhered to.

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

5. WATER: public water supply

The initial roadline (A-B Ariogan) will require to cross over two Scottish Water (SW) pipes. Incorrect design of crossing point for water mains could result in damage to infrastructure. FLS have undertaken site investigations to determine exact locations. The assets are mapped on the detail AB map and the catchment mapped on Water Features Map

Mitigation

FLS undertook joint investigations with SW to agree the exact locations and depths of pipes as per SOR. This information was used to create the design being agreed with SW to ensure no impact on SW infrastructure.

Crossing point designs are to be submitted and agreed with Scottish Water in advance of any works taking place and a copy of these designs will be provided to SF once established.

UKFS will be adhered to and silt management will be carefully controlled as per Forest Water Guidelines.

In our consultation with SW (response of 18.12.24), they highlight the Scottish Water the infrastructure and catchment. They require notification of any activities within the catchment or affecting infrastructure submitted 3 months in advance. They require that the assets and catchment are noted in any future documents and that site inductions make workers aware at the operational stage. They require appropriate environmental protection and pollution control plans are in place. FLS have already had considerable liaison with SW and Highway Authorities and Utilities Committee (HAUC). A copy of their response will be sent to you so that FLS can encompass this in operational planning stage.

SW note that road construction mainly lies outwith the catchment boundary, with only 60m of the new road located within the Loch na Gleann a Bhearraidh catchment. They deem the activity low-risk in regard to water resources (quantity).

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

Aros Park Appendices - Land Management Plan 2025 – 2035

6. WATER: private water supplies (PWS)

For the section of roadline C-D, (Cologin), there is the potential for a negative impact on the water quality and water quantity of two private water supplies if UKFS is not followed. A number of site visits were undertaken with engineering and environmental teams to ensure due diligence in covering all potential risk areas.

No issues were raised by Scottish Water or SEPA on past water issues and risks within the catchment during initial FLS consultation. However, one PWS user suggested that previous adjacent road construction had caused an increase in magnesium level causing a temporary water quality failure on Council testing. This could have serious implications for their businesses if sustained but subsequent testing of levels have been within the water quality guidelines.

To minimise future risk, the proposed road layout moves around the periphery of the western catchment rather than close to the intake.

The second eastern PWS could also be affected, but it is subject to intervening deep peat soils which will act as a buffer once left as open land.

The road will initially be constructed with culverts where necessary to cross minor watercourses and where any peatland or water quality issues are identified, the design for wet flushes will be used for construction. In these areas, ditch design will be carefully considered to ensure there is minimal potential for road runoff flowing into the water supply, both during construction phase and also during its ongoing use as a forest road.

The SOR states that for an area such as Cologin with a bedrock geology of basalt, any springs will follow contours downhill. Although not anticipated, in any areas identified with surface water outwith existing marked burns, the objective will be to maintain subsoil flow and natural drainage through the use of regular culverts in the forest road design which maintains waterflow pathways. More frequent culverts with shorter lengths of drains helps ensure there is no concentrated flow, especially on steeper sections. Care should be taken to ensure there is no diversion of flow away at the edges of the catchment.

A hydrological site visit (September 2024) was undertaken after consultation with a Forest Hydrologist to delineate the catchment boundary and investigate any springs / issues or seepages that could potentially be impacted with an interruption to the flow of water. The undulating terrain was ground-truthed to define and map the two catchment boundaries (see water map).

WESTERN CATCHMENT (Cologin)

The site visit confirmed that no running water was evident above or in the vicinity of the proposed roadline buffer in the western catchment. One area noted was at NM 8498 2649 where a ditch to the west of the existing track diverts water to the west into another existing drain away from the PWS catchment; this links into the adjacent catchment through a boggy, very gently sloping area. There was a notable volume of water in this ditch. Just to the south a second unconnected ditch carried along the track to the south-east and into the catchment area. This drain was completely dry indicating that the two drains are unconnected, except perhaps at times of extremely high water volume.

Only 0.5 ha of the 14 ha western PWS catchment would be above the roadline and it was felt construction would not have a detrimental effect on the water quantity and that the buffer of 150 m from the roadline to the edge of the burn system was sufficient for no detrimental impact on water quality to be anticipated. The section of road is 500 m from the water supply intake and as the roadline is so high in the catchment it is felt very unlikely there will be any impact on water quality from the construction of the roadline.

Aros Park Appendices - Land Management Plan 2025 – 2035

EASTERN CATCHMENT (Cabin)

In the eastern catchment, the crossing point with the small mapped burn was located at NM 8538 2666; this is a low, wet depression acting as a collecting point for the start of the burn which then follows steeper ground into a more incised gully and waterfall. This crossing point may require the alternative road construction type for flushes to be employed although an oversized culvert may be felt sufficient to cross over this section. Further below this crossing point it was noted the ground flattened off considerably and the burn became less distinct amongst the furrows before emerging where the track crosses the burn at NM 8537 2653. As this water source is for the most part not channelised, any sediment would settle out and be dissipated naturally before entering the watercourse as it develops. The water intake is on the burn below this section. The flatter more pooled area of surface water has been identified as deep peat to be returned to open space following felling and this land use change will improve the water quality and quantity feeding into this supply.

Water Quantity

It is not anticipated that water quantity will be negatively impacted given the mitigation employed of an alternative perforated road construction design where necessary (see attached 'new forest road on peat guidance'). It is anticipated that water quantity may be increased in places e.g. where an area of deep peat is being returned to open land within the eastern catchment area. In addition, treeline felling will have some positive impact on water quantity with the lack of trees and less evaporation increasing the quantity of water flowing.

Mitigation

Careful site prescriptions will continue to be observed as per Guidelines for any works within catchments for the Private Water Supplies potentially affected by roadline works. FLS confirm their commitment to liaise closely with the owners of these water supplies at the initial stages and throughout any works being planned, as per UKFS and water guidelines. Silt management will be carefully controlled as per Forest Water Guidelines which will be strictly adhered to, minimising any significant effects on Private Water Supplies or Deep peat soils.

The edges of the two private water supply catchments will be taped on the ground to indicate to contractors where they are entering and leaving areas feeding into private water supplies. The road could comprise two different construction types; normal construction along the majority of its length but an alternative perforated design for crossing flushes can be employed where necessary if wetter areas are encountered within the private water supply catchment areas. These will be identified at a site planning level and will allow the normal culvert distances of 100m to be narrowed to more frequent culverts ensuring minimal interruption to any water flow. If at a site planning level it is felt appropriate for temporary measures to be employed during construction works, any water can be pooled above the roadline by blocking the top side of the road then piped down below the road to continue its flow downhill.

Following guidance for water-bound roads and tracks, inert materials with low erodibility will be used in preference to any material resulting in metallic, sulphide-rich or strongly acidic polluted water run-off which will be avoided. (from the 'Know the Rules' Guidance). Where material cannot be locally won, a local commercial quarry of similar bedrock geology (andesite & basalt) will be recommended to the contractors as a source of stone.

Water Quality monitoring- Current water composition will be taken as a baseline prior to any works commencing; water will be tested prior to and during and after works to ensure water quality is maintained. This will include lab sampling and turbidity sampling for construction of section C-D, as detailed in the SOR.

In addition, a water management plan will be produced prior to any works starting the content of which is detailed in the SOR.

Aros Park Appendices - Land Management Plan 2025 – 2035

There is a commitment to careful liaison with stakeholders at workplan stage, and continued adherence to the Forests and Water Guidelines.

Standard best practice will be followed including where appropriate, any drains or flushes linking into the burn being maintained and kept clear throughout the duration of the operation.

Main crossings will be of either log bridges or pipes as deemed appropriate at operational work planning stage. Appropriate time of year for construction will also be considered at this stage to minimise any detrimental impact on the water supply. Working in wet weather will be avoided and contingency plans will be implemented to stop operation if unexpected heavy rain occurs.

SEPA visited the site with SF on 5.11.25. In their response of 26 and 27.11.25 to our consultation they welcome the detailed proposal and consider the level of detail provided to be commensurate with what they expect to see for drinking water sources. SEPA further commented on the 27.11.24 that the site investigation work, as opposed to purely desk based assessment was important and the opportunity for SEPA to visit the site valuable in being able to provide their support. A copy of the response will be forwarded to you for information.

With these mitigation measures in place it is reasonable to conclude that the project will not have a significant effect on water – private water supplies.

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

7. LANDSCAPE

There is only short section of the road between A-B (Ariogan) which is slightly visible from the A816. This is an existing road so there will be no change to the view and it will not be prominent in the landscape. There are no landscape designations. Additionally, as the road will be flat it is not anticipated to be visible in the landscape. Some of this will be permanently screened behind broadleaves in the future as part of the Ariogan woodland creation. All other views are internal.

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

8. SOCIAL: population & human health

The potential impact on communities of this route choice compared to other options will be positive, through removing the need for any timber haulage on the fragile minor road within Lerags glen.

The road will be in place for the foreseeable future to maintain access for replanting, deer control and public access.

Mitigation

By considering the alternatives and choosing the roadline with the least impact on the fragile rural roads the impact will be positive rather than negative

Ramps will be provided if necessary where the road crosses the footpath from Lerags to the loch.

Aros Park Appendices - Land Management Plan 2025 – 2035

The above issue has been assessed against The Forestry (Environmental Impact Assessment)(Scotland) Regulations 2017 and has been found to have no significant negative environmental impacts.

Work in relation to this forestry project is expected to start within 5 years and be completed within 10 years from the date of this letter. If you have not started any of the work identified in this screening opinion within 5 years from the date of this letter but still wish to proceed with the project, then please advise us. We will screen the proposal again to decide whether your project requires EIA consent under these Regulations.

Please note that if you intend to apply for grant funding for this work, you must wait until you get an approved contract from us before you start any of the work.

Please find the final design map for this project attached to the email.

Yours sincerely

Pp Elaine Jamieson



Matt Young
Conservator

Appendix VIII: Consultation feedback



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Public Consultation – Ariogan

SECOND CONSULTATION – 4TH 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.

Aros Park Appendices - Land Management Plan 2025 – 2035

	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	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 & 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. 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>

Aros Park Appendices - Land Management Plan 2025 – 2035

		<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	Opportunities to educate young people on rotational grazing to benefit habitat	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.
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>	We will arrange to visit the site to ensure there are no dangerous trees that could impact on housing below.
LIDAR	Existing LIDAR information from Scot. Gov.	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.

Appendix IX: Scoping report (SF only)

Appendix IX EIA afforestation documentation

See separate files

Document 1	EIA form
Document 2	Planting proposal
Document 3	Issues log
Document 4	Establishment protection
Document 5	Heritage
Document 6	Mammals
Document 7	Breeding birds
Document 8	Open habitats
Document 9	Lichen
Document 10	Butterflies / Odonata
Document 11	Soils