

# Ardochy Woodland, Invergarry

## Woodland Crofts

- Supported by Scottish Government & Crofting Commission
- Supported by Highland Council via:
  - Highland-wide Local Development Plan
  - Supplementary Guidance: Trees, Woodlands and Development

More info:

[www.woodlandcrofts.org](http://www.woodlandcrofts.org)

## Woodland Crofts Proposal

The area proposed for woodland crofts lies in a strip between the current/future 132kV powerline, & the public road. For ease of reference this has been divided into 4 areas annotated on the map. These areas are described briefly below.

For each, one or more possible access points for potential future crofts/croft houses have been indicated. These have been selected on the basis of favourable visibility & roadside topography, but are not exhaustive: other suitable options may be available. Locations are indicated approximately on the map, but exact locations on the ground can be confirmed in relation to the above factors.

### Description

#### Area 1 – 14.8 ha approx.

Clearfelled area awaiting restocking. Existing access point (A) is a full spec forestry access. Potential for 2-3 woodland crofts & associated croft houses, and/or affordable housing plots.

#### Area 2 – 15.4 ha approx.

Mixed conifers/mixed broadleaves with previously felled area regenerating. Possible access at (B), with excellent visibility. Potential for 2-3 crofts with associated croft houses.

#### Area 3 – 14.3 ha approx..

Mixed broadleaves with open glades, mainly birch but with oak increasing to the east. A strip of Norway Spruce lies in the upper section, between the powerlines. Potential access at (C), subject to visibility requirements. This is likely to be the location for any future hydro development so may or may not be suitable for croft access also. However, (D) offers an alternative potential access point with good visibility. Potential for 2-3 crofts with associated croft houses.

#### Area 4 – 8.6 ha approx..

Mixed oak/birch with open glades, plus an extensive clearfelled area above awaiting restocking. Potential access at (E), currently used for cattle management access but visibility is good so could be improved. Other access options further east near existing houses. Potential for 1-2 crofts with associated croft houses.

### Croft House Servicing

Power – 33kV line on site

Water – assumes private supplies/boreholes to be developed

Drainage – to septic tanks

Woodland Crofts Provisional Proposal  
Pre-Application Advice Submission

