

**DUNAIN COMMUNITY WOODLAND  
FEASIBILITY STUDY**

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**Prepared by Duncan Bryden**

**Duncan Bryden  
Sheneval  
Tomatin  
Inverness  
IV13 7XY**

**Duncan.bryden@virgin.net**

# DUNAIN COMMUNITY WOODLAND FEASIBILITY STUDY

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## **DUNAIN COMMUNITY WOODLAND FEASIBILITY STUDY**

### **Summary**

1. This mixed woodland and grassland site at Westercraigs to be managed by DCW has huge landscape and recreational importance to the city of Inverness. The site dominates the western skyline and approach to the city. It sits as a backdrop above the prestigious Robertson Homes Westercraigs development of 500 new homes, with the 19<sup>th</sup> C listed Craig Dunain Hospital buildings and the new innovative SNH Headquarters at its heart. The Great Glen Way crosses through the site and provide a gateway in to the wilder highland countryside.
2. Community management will truly ensure this unique natural space works for the benefit of the people of Inverness. Sound woodland and grassland management will take this slightly neglected landscape in hand. Through judicious felling of rather sterile conifer plantation and planting of native woodland will create a woodland fringe that retains naturalness and tranquillity that can be enjoyed through an improved path network.
3. Taking on the management of this site is a significant commitment for a community group. This report describes the site, its assets – the landscape, wildlife and recreational potential and its burdens – the reservoir, boundaries and management commitments.
4. Funding is available for this kind of project which delivers extensive public benefits relating to community capacity building, quality of life, health, social inclusion, life long learning, biodiversity and sustainable development in Scotland's newest city. However, income and expenditure will require careful management and winning core income is always a challenge.
5. The report also sets out a number of recommendations for DCW to consider prior to entering a binding agreement to manage the site. These specifically relate to gaining assurances that protect DCW from any future uncertainties, engage partner involvement and give DCW the flexibility to respond to changing circumstances.
6. It is further recommended that DCW, at least in the short term, seek only to establish core infrastructure and carry out important habitat and woodland management. In terms of any future project development, DCW should operate as a facilitator and enabler rather than a project developer. This will allow DCW to control their financial risks and exposure more effectively.

## **DUNAIN COMMUNITY WOODLAND FEASIBILITY STUDY**

### **1 The opportunity**

- 1.1 Dunain Community Woodland (DCW) is a community company set up by local people with the intention of taking on the management of the woodlands and some associated sections of the Westercraigs site through a long term lease arrangement.
- 1.2 Westercraigs is the name given to the former Craig Dunain hospital and policies by Robertson Homes of Elgin, the site developer. This name is used in this report to describe the site.
- 1.3 This report sets out the background to the site, in particular the sections identified for community management, and analyses the implications and opportunities facing Dunain Community Woodland.

### **2 Terms of reference**

- 2.1 This report has examined the scope to manage the site through providing infrastructure, services and access opportunities. Aspects of the study highlighted in the brief included:
  - Consideration of the management of existing plantation timber and native woodland
  - Consideration of the management of water reservoirs and ponds as described in the brief
  - Consider dimensions including access, biodiversity etc and where appropriate review opportunities and constraints

### **3 Study Team**

- 3.1 Our core team for the study was:

**Duncan Bryden** - Consultant specializing in rural development and the environment, Tomatin

**Paul Young** - Forestry management specialist, with specific expertise in forestry and community involvement, Black Isle

**Neil Donaldson** - Consultant specializing in access and risk management, Glasgow

### **4 Study methodology**

- 4.1 Our work has involved:

- An initial briefing meeting with Dunain Community Woodland chairman
  - A site meeting and walk around with community members and some directors, including the local Highland Councillor
  - Reviewing background material on the proposal and ideas put forward by individuals and directors
  - Liaison with Clive Meikle of Robertson Homes and Alistair Mackenzie of NHS Highland.
  - Reviewing the local plan, in particular the Action Area status of the Westercraigs site
  - Contacts with potential sources of funding, for the different developments that the community might pursue
  - Assessing the strengths and weaknesses of the site in relation to development ideas that have been put forward for consideration
  - Appraising the capacity of the community to manage development successfully, and helping to identify suitable partners
- 4.2 The project has some complexities, in particular the area being offered to Dunain Community Woodland has not been absolutely defined and it has only been possible in this report to assess broad directions in which the Dunain Community Woodlands might move if the site comes under their management. Further detailed feasibility analysis will also be required prior to certain projects like the potential reservoir reconstruction.

## **5 The Community**

- 5.1 The Westercraigs site is included in the Muirtown, Scorguie, Kinmylies and Charleston sector of Inverness with a recorded population of 7500. The neighbouring community interest is focused in the Leachkin area. This is a community of scattered housing, mainly on the north side of the site. However, there is clearly a community of interest from individuals attending site visits and contributing their views who live in the wider southwest area of Inverness. The DCW constitution proposes benefits should accrue to Inverness and the surrounding area. Most DCW members are from the local area, but a small number are from the wider Highland area.

## **6 Dunain Community Woodland**

6.1 Dunain Community Woodland, established in 2005, is a charitable company limited by guarantee. There are seven directors, including the local Highland Councillor and membership stands at 130. The company objects are:

- To sustainably manage and improve the woodlands in the area of Dunain Wood, Inverness
- To provide public benefit for the community initially through the provision of all ability access and enhanced environmental quality
- To make provision for the inclusion of persons with special educational and mental health needs.

## **7 Background**

7.1 The Robertson's Westercraigs Master Plan proposes an indicative nine year phased development on the entire former 102ha Craig Dunain Hospital site between 2004 and 2012. The indicative proposals are for 420 housing units, refurbishment of a building for possible community use, a sports pitch, access roads, parking, landscaping and community woodland.

7.2 The new Scottish Natural Heritage national headquarters building is under construction on the site and will provide office accommodation for approximately 300 people from June 2006. SNH have commissioned Imagemakers to design the grounds surrounding their new head quarters in terms of interpretation and biodiversity. SNH are keen to discuss with the DCW the opportunities for possible partnership arrangements.

7.3 Subject to the construction of the Southern Distributor A9-A82 Trunk Road Link Phase 5 River Ness and Caledonian Canal crossing a further 200 units are planned for the site. New houses will increase the traffic on the surrounding roads and will generate new pupils for the surrounding schools.

7.4 Demand for open access informal recreational use of the surrounding countryside will also increase. The woodland setting of the Westercraigs site contributes significantly to the visual quality of the local landscape. A planning condition on the site requires the developer to involve the community in site management.

## **8 Local Plan Context**

8.1 The Inverness Local Plan was adopted in July 2005. The Local Plan identifies the area as one of six major 'Action/Special Initiative Areas' in Inverness. The Council will require a Master Plan to be prepared for each of these Action Areas. The Westercraigs Action Area lies adjacent to the

Torvean Action Area. The Plan highlights the opportunities at Torvean, included park and ride, presented by the convergence of transport routes at a south western 'City Gateway'.

- 8.2 Also adjacent to Westercraigs, buffer lands west of Charleston offer substantial potential for relocating displaced recreational use and could support a future 'Sports Academy'. Kinmylies and Charleston is a developing neighbourhood and important footpath routes are planned which could link Westercraigs with the canal paths at Torvean and Tomnahurich and existing routes including the Great Glen Way and paths onto the Forestry Commission land of Craig Phadruig.
- 8.3 The Westercraigs site is described as having a 19<sup>th</sup> century listed building set in a mature parkland. A hotel, educational, business/office and residential use or an appropriate mix of such activities is promoted subject to Section 75 agreement to secure rehabilitation and reoccupation of the main building.
- 8.4 The Plan also promotes an integrated water supply improvement, long term landscape plans, up grading of Leachkin Road, supplemented by public transport, cycle and pedestrian links.
- 8.5 In developing the City of Inverness greenspace strategy the Council intends to pursue a major initiative involving the establishment of a Community Trust to secure the green elements of the Action Areas in the public interest. Further to discussions with partner agencies INE, SNH and Forest Enterprise, the Greeninverness Partnership Steering Group will seek advice on the mechanism for securing community ownership and management of land, related sources of funding and the formation of a Trust
- 8.6 The Community Plan for Highland 2004 -2007 produced by the Well being Alliance identifies 25 core path plans and more people using path networks for well being, work and leisure activities. The Joint Health Improvement Plan 2004 – 2007 calls for healthy lifestyles, increased opportunities for physical activity and increased participation from older people, children and young people. Walking, cycling and Football academies are identified as opportunities.

## **9 Ownership and Management**

- 9.1 The site is currently owned by the NHS Highland, but it is surplus to their requirements and they are selling the site to Robertson Homes. Under conditions imposed when planning approval was granted, Robertson Homes are required to deliver community benefits on the site.

- 9.2 Robertson Homes are proposing to transfer management responsibilities of approximately 100 acres to a community company through a leasing arrangement with a possible option to purchase the ground for a nominal sum within an agreed timescale. At the date of this report, agreement on the leasing arrangement and the precise area being offered to Dunain Community Woodland has not been reached.
- 9.3 Consequently, there is as yet no clear picture of the potential working interface between Robertson Homes and DCW. Robertson Homes will have an interest in the Westercraigs site for a number of years and it will be important to establish an agreed operating arrangement. Clarity is also required on the longer term aspirations for any ground between developments and the community woodland. Boundary treatments, security perspectives and management responsibilities for fringing green space should be agreed in advance; especially to take account of long term implications as sites move into private multiple ownership.

## **10 Site Description**

### **10.1 Geology and Soils**

- 10.1.1 The Westercraigs site located at the north end of the Great Glen on the northern edge of the Great Glen Fault. The geology is mainly an Old Red Sandstone with conglomerate outcrops. The area has been subject to extensive glaciations leaving a deep drift cover on the underlying rocks. Much of the drift has been formed into extensive fluvioglacial landforms. The most significant being the esker ridge which forms the western flank of the site's main access road from the A82. The esker ridge connects the site to the 441 ha Torvean SSSI.

### **10.2 Land use**

- 10.2.1 The land that is the subject of Dunain Community Wood interest is not under any 'formal tenure' such as agriculture. It is understood there was some grazing on the site in recent years and functional fencing and gates are still present. When the hospital was operational, the grassland was maintained for use as a small nine hole golf course. It is unlikely this grassland has been ploughed or cultivated for many decades and fertilizing regimes are likely to have been low. There is no known shooting activity on the site. Some sporting activity, such as rough shooting may take place on the neighbouring land, although Dochfour Estate suggest levels of recreational activity make shooting unlikely due to the public safety issue. Sporting species such as Red Deer, Roe Deer and Pheasant are known to occur on the site. The deer are mainly nocturnal in their habits.

### **10.3 Woodland**

10.3.1 The WesterCraig's site has a range of trees and woodland including

- Small areas and linear boundary features (mature beech) of broadleaf woodland are located around the site. Woodland around the Upper Reservoir could be classed as semi natural woodland.
- Small areas of mature conifer woodland, mainly Scots Pine, occur on the northern boundary of the site
- The western edge holds some mature conifer plantation, mainly Norway spruce with a young plantation of Scots Pine on the Esker ridge.
- Areas of scrub – mainly gorse. The gorse can be very dense in places.

10.3.2 Trees and parkland are deemed an important element of the 'cityscape' of Inverness. Woodland can enhance the visual quality of the landscape. Research conducted in other locations to investigate individuals' preferences for different types of landscape showed the strongest preferences were for wooded landscapes. Mixed tree species and open space and where trees were growing in a random rather than regular pattern were preferred.<sup>1</sup>

10.3.3 Research shows house holders on the urban fringe are sensitive to landscape changes close to their properties. They valued the visual contribution of forests and woodland to the views from their homes between £200 and £500 per household per year. The capitalised value of views of wooded landscapes from homes is estimated at an average of £7680 per household. This is consistent with other studies that have found that the presence of trees can add 4-7% to house prices if the woodland is appropriately planned and managed.<sup>2</sup>

### **10.4 Ecology and nature conservation**

10.4.1 Three key species occur on the site and the WesterCraigs Natural Heritage Management Report provides an indication of their status as at 2005

- There is a resident population of Pipistrelle and Brown long eared Bats. There are a number of roosts on the site and bats feed around the water bodies and beside the mature woodland. Bats are protected under Section 9, schedule 5 of the Wildlife and Countryside Act.

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<sup>1</sup> Social and Environmental Benefits of Forestry. Forestry Commission [www.forestry.gov.uk/sustianable](http://www.forestry.gov.uk/sustianable) forestry

<sup>2</sup> Social and Environmental Benefits of Forestry. Forestry Commission [www.forestry.gov.uk/sustianable](http://www.forestry.gov.uk/sustianable) forestry

- The site is part of the territories of several neighbouring badger clans. The grasslands are important foraging areas. SNH believe there is a minor set on the site.
- The woodlands provide a variety of habitats for red squirrels. Red squirrels are protected under Section 9, schedule 5 of the Wildlife and Countryside Act.

10.4.2 The Westercraigs natural heritage management plan prepared for Robertson Homes proposes a number of objectives for the Westercraigs development

- To maintain the varied plant communities in a favourable condition (Objective 5)
- To ensure the biodiversity of habitats are maintained on and around the site (Objective 6)
- To maintain and if possible enhance the habitat for any bats living at the site and to monitor the bat population at a regular basis (Objective 7)
- To minimize the risk and disturbance to badgers during the construction phase (Objective 8)
- To maintain and enhance the long term foraging habitats for badgers (Objective 9)
- To maintain and if possible enhance the habitat for red squirrels and ensure habitat linkages (Objective 10)
- To ensure there is no significant damage to the geological and geomorphological features (Objective 4)

10.4.3 The site is not of massive importance in a true ecological sense, but it does provide more than a 'taste' of the deeper countryside and in the eyes of many users, it is natural and wild.

## **10.5 Landscapes and Visual Impacts**

10.5.1 The site provides an important setting and western skyline for the city of Inverness. It is also part of the southern 'gateway' to the city for those entering by the A82 and rises quite steeply from this road. The landscape value of the site is classed as high and planners are keen to protect the site.

- The lower slopes and wooded esker ridge are below the former hospital buildings between 50 and 95m A.O.D
- The level glacial terrace is where the former Craig Dunain hospital and immediate grounds are located and is where most of the Westercraigs development will take place. Much of this area is classed as designed landscape established between 1865 and 1900

- The middle slopes are made up of the former golf course, reservoirs and clusters of mature trees. The slope faces south east and rises quite steeply from 110 m to 160m A.O.D. On the north side of the old golf course lie the adjacent crofting landscapes of Leachkin Brae, now supporting soft fruit growing while the ground to the south has conifer plantations on Dunain Hill.
- The upper slopes from 160m to 205m comprise of rough open grassland and gorse scrub with a little heather. The western corner around the reservoirs appears to support an area of semi native woodland with species like birch and rowan.
- The site setting is important and landscape should be viewed in relation to the management of surrounding areas. In particular the western boundary marching with Dochfour Estate and the 132KV pylon line track.

10.5.2 Site users especially value the tranquillity and peacefulness provided by the site. The landscape form should be maintained in such a way as to provide a multi functional role which includes peace and quiet.

## **11 Access**

- 11.1 The site is highly accessible with multi access points, although the steepness of the terrain does militate against access for all. Most users will have to travel further than the 5-6 minute walking distance that defines greenspace receiving frequent use. This will change as housing and work places are developed close to the site.
- 11.2 The site has a number of access points for vehicles. Informal car parking exists at the duck pond and where the Great Glen Way enters the site. A bus service connects the site with the centre of Inverness. The main access for the site will be from the A82 along the original driveway. It will be widened to accommodate two way traffic.
- 11.3 The site has a number of access points for pedestrians and cyclists; including the Great Glen Way. People cross the site en route to other destinations and much of the boundary is porous in terms of non vehicle access.
- 11.4 Access for management purposes can be taken at the top of the hill beside the Upper Reservoir and from the public road crossing the Westercraig site. A forest road on Dochfour Estates allows access to the power line and telecoms masts on Craig Dunain Hill and passes close to the west side of the site.

## **12 Boundaries**

- 12.1 The area of the Westercraigs site subject to the leasing arrangement with Robertson Homes is estimated at 100 acres. Boundary fencing, mostly in poor repair, exists along the western and northern perimeters. Old stone walls and dykes exist in some places along the eastern edge of the site, but are in poor repair. Kissing gates are in place along the Great Glen Way.
- 12.2 Internal fencing in good order occurs at the top of the site and was installed to permit grazing. The area is not currently grazed.

### **13 Neighbours**

- 13.1 The site is bounded to the west by Dochfour Estate, to the east by croftland and to the south by the Westercraigs housing development.

### **14 Burdens**

- 14.1 The site has suffered from some neglect in recent years, especially since the closure of the hospital. Site management and maintenance has been limited to the Great Glen Way and in particular the water impoundment system which once supplied the hospital but now is not connected to the mains. One pond is of a size that means it is still covered by the Reservoirs Act 1975

#### **14.2 Water Systems**

##### **14.2.1 Craig Dunain Upper Reservoir (Top Pond)**

This reservoir is located at the top of the hill and drains north. The volume of water in the reservoir means it falls under the Reservoir Act 1975. The Reservoirs Act 1975 provides the legal framework to ensure the safety of UK reservoirs that hold at least 25,000 cu m of water above natural ground level. The Act requires that all such reservoirs are overseen at all times by a Supervising Engineer, that they are inspected and reported on by an Inspecting Engineer at least every ten years, and that any recommendations made are implemented. Any major increase in risks to safety could trigger an inspection at any time within the 10 years.

Local authorities have duties under the Act to maintain a register of all large raised reservoirs, to enforce the measures stipulated in the Act, and to report on them to the Scottish Ministers biennially. Primary responsibility for reservoir safety, however, lies with the reservoir owner.

The option exists to take the reservoir out of the conditions of the Act. The simplest mechanism being to lower the water volume to below that of the 25,000 cu m limit, however, this may have visual appearance and other safety implications. Other engineered solutions are possible.

The Supervising Engineer's report for 2004 states the reservoir is no longer used for the purposes of potable water supply and pipe work is physically separated from the public water mains. The pond has an island and is believed to be 3m deep with steep sides. It is surrounded by a fence.

14.2.2 The Supervising Engineer (JM MacDonald Aberdeen) for the Highland Primary Care NHS Trust carried out inspections annually and water levels are recorded monthly by the HNS Trust Estates Department. The most recent Supervising Engineer's inspection report available for this study is dated March 2004. It is believed the reservoir was inspected in 2005. The Supervising Engineer was broadly satisfied with the monitoring, embankment, overflow works, pipe work and valves, drainage and seepage flows, settlement and movement. He noted a visual depth board recommended in 2001 had not been installed although there is a metal depth gauge at the outflow. 'Deep Water' warning notices have again been erected on the site, the previous ones having been vandalised. The Inspecting Engineer (ET Haws) last 10 year report in 1999 contained no safety recommendation. The next 10 year report is due no later than 28<sup>th</sup> June 2009.

Anecdotally it is known fishing activity does take place on the pond and discarded fishing tackle has been found at the site.

#### **14.2.3 McGruer's Reservoir**

The overflow from the Upper Reservoir drains into McGruer's reservoir. The 2001 engineer's report recommended raising the embankment by 600mm. This has not been done. It is believed the pond is 3m deep with concrete sides.

#### **14.2.4 Fire Ponds**

These two ponds are out with the proposed community woodland area, but are part of the hydrological system on the site and may ultimately drain towards the Duck Pond.

#### **14.2.5 Lower (Duck) Pond**

This pond is the water body closest to the proposed development. It is surrounded by mature broad leaf trees and access to the water is restricted by a 1.8m wire link fence. The pond supports a range of feral waterfowl, mainly ducks, which are fed regularly and inhabit wooden huts within the fence.

#### 14.2.6 Drainage systems

On site observations and map analysis suggest water from the Cross Burn has been diverted east into the Upper Reservoir from a point near Ladystone. This is supplemented by a drain, running parallel to the Great Glen Way track, which also drains into the reservoir. From the Upper Reservoir the water appears to drain through the pond system and exits either into storm water drains around the Craig Dunain site or into the fields above the crematorium. Site maps suggest it is unlikely there is any direct connection with the canal.

### 14.3 Powerlines

14.3.1 One pylon (B44) is located on the western extremity of the site and a short section of the 132KV line crosses the site. The status of way leave payments is unknown although an annual payment of 5 shillings for B44 was agreed in 1955. The status of any utilities including power lines, water pipes and telephone lines crossing the site is unknown.

### 14.4 Boundaries

14.4.1 Dochfour Estate considers the Westercraigs landowner has an obligation to maintain the western boundary of the site. Incursion by Red Deer through the site, especially at night, is known to cause damage to flowers and plants in the adjacent cemetery.

### 14.5 Contaminated land

14.5.1 Robertson Homes have not indicated there is any contaminated land on the site.

14.5.2 There is evidence of fly tipped rubbish and the old quarry on the esker ridge west of the access road from the A82 contains derelict sheds. With increased costs associated with waste disposal fly tipping may increase.

14.5.3 The pet cemetery is a feature of past times. Today deceased pets are officially classified as controlled waste. Anyone handling deceased pets commercially must be licensed by their Local Authority for the collection or disposal of waste. The waste industry through waste disposal firms, abattoirs, and a number of waste carriers are offering services for the disposal of dead pets. Currently, pet cemeteries in Scotland are covered by the EU Landfill Directive, which in Scotland means legislation under the Environment Act 1995. Through their Pollution Prevention and Control Fees and Charges (Scotland) Scheme 2005, SEPA has stated that pet cemeteries will not be charged any fees under this legislation.

### 14.6 Livestock – water fowl on the pond

14.6.1 The responsibility for the livestock on the pond appears to have fallen to Robertson Homes. The birds are fed and it is likely supplementary feeding is provided by visitors.

## **15 Recreation**

15.1 The site is within walking, cycling and horse riding distance of a substantial population both of Inverness residents and visitors. Casual observation suggests regular but moderate levels of informal use for a wide range of activities, including walking with and without dogs, physical conditioning activities like running and mountain biking. To an extent existing paths are fit for purpose but any unmet need should be considered. Fire sites, shelters and litter suggest a range of informal use, possibly by local young people. No site user information appears to exist. A people counter was in place on the Great Glen Way but was damaged in the summer of 2005. A new counter is planned. The GGW manager suggested that around 11% of route users (3500) walk the entire route.

15.2 The Great Glen Way crosses the site and way walkers can travel north to the centre of Inverness or south towards Drumnadrochit. The large majority of those walking the full length of the route travel from south to north, thereby finishing in Inverness. However, the greatest use of this section is likely to be by casual users just out for a short walk. The route enters the site behind the NHS Estates Office, climbs the hill following a well formed track. Half way up the hill the route follows a new track for some 200m which passes along the top of the reservoir embankment and exits the site on to the old drove road at the north-west corner. The side of the track nearest the reservoir has a 1.8m mesh link fence with gates at either end of the embankment. The GGW has two kissing gates within the area. Highland disabled Ramblers have used this section of the route with their battery powered scooters and have access to keys for the padlocks on the field gates beside the kissing gates.

15.3 The GGW is maintained to Long Distance Route standards. Signage and way marking are being improved along the route over the next two years. A 'timber tower' sign with GGW logo and arrow carrying distance to Inverness will be erected on the route. The path surface on the route is good although cross drains on the old section of the track require clearance. The vegetation has been cut back and any significant overhanging trees cleared.

15.4 Core path planning is a statutory duty of Highland Council. It is not yet clear which paths around Inverness will be included in the core path plan. Technically the statutory duty does not extend beyond creating a core path plan into actually creating the paths.

- 15.5 Walkers and hill runners cross the site en route to the summit of Craig Dunain.
- 15.6 The natural heritage management plan for the site includes the following recreational objectives
- To maintain and, where possible, enhance visitor's enjoyment of the site and the surrounding area (Objective 11)
  - To enable access to Westercraigs while taking any steps required to minimise the impact of visitors to the site. To be developed by the Community Woodland Group. (Objective 12)
  - To provide appropriate orientation, interpretation and educational material for the site to promote a greater understanding and appreciation of the area. This material would initially be provided by Robertson Homes and maintained by the Community Woodland Group (Objective 13)
- 15.7 It is proposed recreational objectives relating to access for all, health, multi use and spiritual well being are considered.

## **16 Cultural and Built Heritage and Archaeology**

### **16.2 Cemetery**

- 16.2.1 The Cemetery was established at the same time as Craig Dunain hospital (1864).The graveyard was for patients of the hospital who were deemed unsuitable to be buried in consecrated ground. The cemetery is shown as a single enclosure on 1st edition OS map but as two enclosures on the present 1:10000 maps.
- 16.2.3 The boundary wall is well-constructed and there is evidence of at least one grave-marker, a stone cross. There are trees planted in the graveyard, including yew and beech trees. The yew trees may be planted in specific patterns (perhaps grave-markers?). No further records were available from the hospital. The cemetery includes the grave of Colour Sergeant James Munro of the 93<sup>rd</sup> Highlanders (Argyll and Sutherland Highlanders) who won a Victoria Cross in India in 1857. (See Appendix 2) The army tidied up the graveyard several years ago.
- 16.2.4 The Pet Cemetery is on the south side of the duck pond and comprises of a range of small headstones and memorials to pets associated with the hospital.
- 16.2.5 The brief mentions a 'healing well' close to the Upper Reservoir. It is believed it provided for sufferers of tuberculosis and other complaints. It is

enclosed in a brick surround and concrete cover that has been damaged. The Gaelic name is understood to be Clachbreac (Spotted stone?)

### **16.3 Archaeology**

- 16.4 The cultural heritage objective in the natural heritage management plan is to preserve the remains of the chambered cairn located at the top of the hill to the west of the site through regular monitoring (Objective 1). There are little obvious remains of the cairn on the site. The description of the cairn contained in the RCHAM database is in Appendix 2.
- 16.5 The site also should be viewed in context with other important archaeological sites nearby, including the hill fort of Craig Phadrig.
- 16.6 The RCHAM database mentions a Hollow stone close to the current Great Glen Way. According to records a search in 1962, failed to find the stone, nor is it obvious today. Local people mentioned the presence of a 'Boar stone' on the site but are uncertain of its location.
- 16.7 There is a historic Drovers track along the western boundary, linking the site with Abriachan and now part of the Great Glen Way. The site has old field boundaries and stone dykes.

### **17 Education**

- 17.1 Clearly the site already provides for some informal educational activities including wildlife watching. However, the extent of formal educational activities is unknown and it is suggested some educational objectives are considered. A local teacher suggested she might bring her pupils to the site if there were some planned activities, like worksheets etc to help her.

### **18 Health and Safety**

- 18.1 Landowners and occupiers of land are covered by legislation relating to the welfare of visitors, workers and volunteers. These include
- Occupiers Liability (Scotland) Act 1960
  - Health and Safety at Work Act 1974
  - Disability Discrimination Act 1995
  - Land Reform Scotland Act 2003
  - Adults working with children should be Disclosure Scotland registered.
- 18.2 Those carrying out operational procedures should have the appropriate training, equipment, protective equipment.
- 18.3 As noted in section 14.2 there is a requirement for annual inspections of the Upper Pond and recording of water levels.

- 18.4 Highland Council and the Great Glen Way management have responsibility for the condition of the route including items like overhanging trees.
- 18.5 It is suggested visitor risks that require regular review include water hazards and fire hazard. Anecdotal evidence suggests large areas of gorse have been deliberately set on fire in past years, especially after prolonged periods of hot dry weather.
- 18.6 Off road motorbikes do use parts of the site from time to time. Actual levels of use are unknown, but illegal use does affect others and is of significant concern to Dochfour Estate. Horse riders in particular are disturbed by the noise and speed. The old quarry site at Torvean is a popular place for local trail bike riders and this use may in part contribute to 'overspill' onto the Westercraigs site.
- 18.7 Risk is a function of likelihood x seriousness. This report is not intended as a risk assessment for the site that is seen as a separate, specific piece of work. However, the following table will give the DCW directors an indication of priority areas for consideration.

RISK: LIKELIHOOD	SERIOUSNESS		
	1	2	3
1		Collisions between walkers/runners and cyclists	Hit by falling tree branches
2		Deliberate fire setting in gorse	
3	Trips and falls		Falling into reservoirs

## 19 Development Opportunities

- 19.1 This analysis plus comment arising from discussion and consultation identifies a range of projects in sections 19.3 - 19.8. These supply some scope to the projects however for individual projects to be taken forward, there is a need to prioritise, seek 'project champions' and obtain specifications and more detailed costs.
- 19.2 The DCW will develop core infrastructure, habitat management and an administrative capacity. The role of the DCW in project development is one of facilitation and enabling projects. It is envisaged over time proposals will come forward and DCW will assess them in line with its core principles.

## 19.3 Management Principles

Also arising from the discussions with DCW directors and members and consultations with stakeholders a set of outline principles emerged to help guide project development.

- Objectives to clear and simple
- Management based on ecological principles
- Seek growth and development that is sustainable
- Follow best practice and conform to legal standards
- Quality of leadership and support to be high
- Use of volunteer effort carefully and considerately
- Change to be planned and gradual
- Change to be sensitive and appropriate
- Areas of tranquillity and informality to be retained
- Establish linkages with other initiatives

## 19.4 Encourage community communication

DCW Goals	Projects	Project Description	Targets and Achievements
<p>1 To encourage viable and sustainable community support, involvement and participation in land ownership and management</p>	<p>A partnership approach by the DCW which develops their partners and members into a stakeholder group of individuals and groups including            Local residents (Members?)            Anyone with an interest in the site (Friends?)            Professional advisors – legal, financial, woodland            Sponsoring organisations – Robertson Homes, NHS Highland            Key public sector organisations who provide advice and funding including FCS, SNH, Highland Council – Rangers, Great Glen Way team            Neighbours – Dochfour Estates            Community groups ( Scouts, Guides etc) Leachkin Guide Hut is close to the site            User groups (mountain bikers, runners etc)</p>	<p>1 It is proposed a Dunain Community Woodland Communication Policy be adopted to cover mechanisms including meetings, topic group sessions, site visits, regular newsletter and web site.</p>	<p>Viability of DCW (membership, income etc)            Pride in the site and DCW felt by local community              Levels of funding achieved</p>
	<p>Training for DCW Directors and members</p>	<p>Skills and ' willingness to be involved 'audit            Search for project champions            Training needs analysis            Visiting other community woodlands            Participation in the Community Woodland Association</p>	

## 19.5 Management of natural resources

DCW Goals	Projects	Project Description	Targets and Achievements
2 To sustainably manage and improve the woodlands in the area of Dunain Wood, Inverness	<b>Woodland management</b>	<b>1 Harvest area of mature spruce above duck pond. Extract to point on the public road opposite Ruighard (this area is scheduled for phase 1 in the building on the site.)</b> <b>2 Maintain semi native birch wood in the north and west of the site</b> 3 Planting up new areas with fencing or tubes. <b>Detail in appendix 1</b>	Native trees planted, area of conifers removed or restructured)

	<p><b>Habitat management</b></p> <p><b>Link to Local Biodiversity Action Plan</b></p>	<p><b>1 Clear gorse around the Chambered cairn</b>  <b>2 Removal of growth (mowing) from grassland areas to encourage wild flower growth</b>  <b>3 Creation of new woodland areas</b>  <b>4 Clear gorse on area below croft land - for preparation as horticultural site</b>  <b>5 Re-establish seasonal grazing regime</b>  <b>6 Network of bird and bat boxes.</b> Highland Council Ranger Service keen to work with the local community on projects like tree planting, bird and bat box erection etc</p> <p><b>9</b> Projects concerned with site management landscape improvements e.g. fence removal, dry stone walling rebuilds  enhancement of view points  <b>10</b> Projects concerned with biological recording, species lists, species and habitats distribution  <b>11</b> Seed collection and propagation  <b>12</b> Pond sculpting to re-profile the Upper Reservoir and possibly take it out of the Reservoir's Act.</p>	<p>Improvements in biodiversity  DCW members compiling a full species list for the site.  Improvements in habitats</p>
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## 19.6 Community interpretation and educational activities

DCW Goals	Projects	Project Description	Targets and Achievements
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3(a) To provide public benefit for the community initially through the provision of all ability access and enhanced environmental quality	<b>Cultural investigation and interpretation</b>	Projects based on cultural investigation and interpretation, web site, leaflets, on site panels, guided events, publishing (print, calendars etc) with topics including: <ul style="list-style-type: none"> <li>• cemetery</li> <li>• archaeology and chambered cairn (possible reconstruction)</li> <li>• historic landscape of Craig Dunain site</li> <li>• natural heritage and glacial landforms</li> <li>• place names and Gaelic heritage (Gaelic alphabet with trees)</li> </ul>	<b>Panels on site Publications</b>
	Community Activity Days	Tree planting, green woodworking, litter collection etc	
	Establishment of a youth group	Children's nature club Projects based on educational opportunities <ul style="list-style-type: none"> <li>• Education questionnaire to all local schools about how they might use the site</li> <li>• Educational materials developed for the site</li> </ul> Forest Education Initiative (FEI) aims to increase the understanding and appreciation, particularly among young people, of the environmental, social, and economic potential of trees, woodlands and forests and of the link between the tree and everyday wood products.	
	Investigate the construction of a building/shelter as a focus for community and educational activities and events, toilet, tool and equipment store. Associated outdoor class room.	Building to demonstrate sustainable and autonomous practice (in line with environmental credentials of SNH building close by) e.g.: <ul style="list-style-type: none"> <li>○ Log cabin styles (Milton and Rosehall)</li> <li>○ Dressed timber and turf roof (An Cara)</li> <li>○ Rammed earth (Craigencalt Ecology Centre – Kinghorn)</li> </ul>	
	Public Art Creation of new landmarks to act as destinations, meeting places etc	Presentation by Highland Council public arts officer to community on possibilities and what has been achieved elsewhere Arts venue and activities linked to Highland Year of Culture 2007	

## 19.7 Recreational Activities

DCW Goals	Projects	Project Description	Targets and Achievements
<p>3(b)To provide public benefit for the community initially through the provision of all ability access and enhanced environmental quality</p>	<p>Development of a recreation plan to identify a path network (with surfaces suitable for walking, cycling and riding) with local car parks</p> <p>Connections with neighbouring path networks including a spinal path linking to Leachkin Brae car park. Aim to create a west Inverness skyline orbital route linking Clachnaharry with Torvean and return by the canal.</p> <p>Develop up to 3-4 car parks. These car parks should be informal, small and un-surfaced, each suitable for less than 10 cars. Car parks may need planning permissions</p>	<p>Paths</p> <p>1 New perimeter path, close to the boundary fence on west side of the site from upper reservoir to Lodge on A82 1400m</p> <p>2 Spur from GGW between McGruther and Fire pond to give access Dunain Hill road 150m</p> <p>3 Spur to Chambered Cairn 50m</p> <p>4 All ability path from Duck pond car park to go around the pond and past the cemetery and the Pet cemetery. 150m</p> <p>Path works at £50 per linear metre for 1-2m whin dust surfaced track. All ability path is tarmac with timber edging at £65 per linear metre. This cost includes an allowance for set up costs, basic site clearance, earthworks, drainage and signage and a 10% contingency.</p> <p>Gates to be high quality low maintenance self closing metal gates.</p> <p>Benches at key locations - £250</p> <p>Installed pedestrian gate - £300</p> <p>Installed vehicle gate to allow passage of all but trial bikes - £ 500</p> <p>People counters to assess use.</p> <p>5 Car Parks</p> <p>Duck pond site car park for disabled use – with the associated all ability trail.</p> <p>Car park at site behind NHS Highland Estates Office</p> <p>Car park to allow access to Torvean end of site – Robertson Homes have suggested they might construct this car parking area</p>	<p>Number and level of facilities (metres of all ability path, buildings etc)</p> <p>Number of volunteer days</p>

		<p>Car park to allow access from Leachkin Brae (possible joint use with FCS car park assuming linking path)</p> <p>Bus (one) and mini bus turning and parking capacity at duck pond site. Alternatively they could use SNH site.</p> <p>Make an arrangement with SNH for overflow parking in their site car park</p> <p>The current bus service from the centre of Inverness to Craig Dunain runs every hour. Access to the site could be promoted using this service. Any additional services for the new housing and the SNH office on the Westercraigs site would also benefit DCW site users.</p>	
	Health and fitness	<p>1 Multi purpose open space opportunities on lower part of old golf course – walking, cycling, sledging etc</p> <p>2 Link with Football Academy at Charleston Academy (School of excellence) and establish recognised training run routes</p> <p>3 Permanent orienteering course established</p> <p>4 Green Gym Activities</p> <p>5 Identify opportunities for off road cycling activities compatible with other users. Discuss with the cycle club links with BMX site at the Bught Park complex. Establish joint insurance</p> <p>6 Natural play area for children which utilises land forms and natural features bearing in mind such sites will not have surveillance and will require maintenance</p> <p>7 Angling club on the reservoir. There is a demand for coarse fishing locations in the north. The site is not connected to other river or loch systems and should not endanger indigenous stocks. Consult with the community over possible stocking with coarse fish</p>	

**Note**

- It is considered the new path network is an investment for the future and standards should be high. For much of its length people should be able to walk side by side.

- Construction standards and path furniture will be in line with national guidelines contained in SNH Countryside access design guide and Paths for all Lowland path Design guide and BT Countryside for All design guidelines.
- Win infill material locally for path and car park works if possible and seek any surplus materials Robertson Homes might have available. Surfacing material will have to be imported.

## 19.8 Social Inclusion

DCW Goals	Projects	Project Description	Targets and Achievements
To make provision for the inclusion of persons with special educational and mental health needs.	Projects based on activities for those with learning difficulties and social problems.	Practical hands on projects like path work, building and gardening/horticulture	Education (number of school and community groups)
	Projects based on community enterprise providing employment. placements, training	<p>Area for allotments and horticulture, possibly of an organic nature. The provision of allotments is the responsibility of Highland Council. The principal law relating to allotments is the Allotments (Scotland) Act 1892, as amended by the Land Settlement (Scotland) Act 1919 and the Allotment (Scotland) Acts of 1922 and 1950. One person cannot hold any allotment or allotments exceeding one acre and they should be for their personal use. Elsewhere in the UK demand for allotments is considerable, especially amongst young people. Inverness only has a few allotments at Dalneigh.</p> <p>Horticultural project to include</p> <ul style="list-style-type: none"> <li>○ nursery facilities</li> <li>○ glass house and poly tunnel</li> <li>○ local composting facility</li> </ul> <p>On and off the job Skillseeker training funded under the Modern Apprenticeship Scheme to SVQ Level 2/3 in course such as Amenity Horticulture or similar for DCW employee. Employee to carry out site management e.g. tree and wind blow management, planting mowing, path repairs, fencing. Drystone walling, risk assessment, community involvement</p>	

	Healthy walking initiatives and Paths to fitness routes	Initiatives with local GP surgeries and hospital (New Craigs Hospital dealing with psychiatric illness is close to the site and some patients may benefit from walking initiatives) Special needs opportunities – identify and prioritise all ability access routes and facilities	
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## **19.9 Commercial Activities**

The site is unlikely to generate significant income from the supply of goods and services for commercial gain. However, during consultation the following projects have been proposed for further investigation, with delivery through a social firm type structure.

- Possible income from Westercraigs site management – a social firm under contract to manage
  - Tree work
  - Grass mowing
  - Biodiversity work
  - SNH grounds management
- Sponsorship of facilities and features e.g. public art installations
- Fees for use of any building if constructed
- Reintroduce grazing with a grazing lease as fencing is still in good order. (Highland Cattle could be a real attraction and be used to help with gorse and bracken management leading to improved opportunities for wild flower regeneration)
- Use of the site for temporary management training activities for example a ropes course in the trees, water activities on the upper pond, archery etc
- Management training, corporate team building, green gym type activities to assist with environmental works and management on the site
- Donations to DCW
- Way leave payments for 132KV pylon (still needs confirmation)
- Teashop and or retail ( the original Craig Dunain facility included a tea shop used by residents and visitors to the site)

## **20 Potential Sources of Development Funding**

Whatever the DCW as a group applies for it will probably take longer than anticipated. Some statutory grants and other schemes are awarded once a year and planning may need to start 18 months in advance. Some grant awarding bodies only meet once a year. Many potential grants, particularly from smaller charities, are only available to registered charities.

The following potential sources of funds have so far been identified:

### **20.1 Highland Council (HC)**

#### **20.1.1 Graham Strachan Development Manager Inverness Area indicated**

Highland Council is keen to provide support and encouragement to community groups and to help build community capacity. He felt that the social and caring element of any horticultural project required careful investigation. The necessary supervisory standards and education outcomes could be quite expensive to achieve. Brian Cameron (Highland Council 703851) could provide some guidance on horticultural projects. Funding is likely to come from the local area committee budget and the local councillor's discretionary fund.

**20.1.2 Landfill Tax:** In 2004/5 Highland Council had significant land fill tax credit to allocate to projects. Applications would have to be made quickly for allocation in 2005/2006 and DCW should check on the application schedule.

## **20.2 Community Health Partnerships (CHPs)**

20.2.1 Jean Pierre Sieczkarek, Assistant Manager (706946) could provide some guidance on community health related projects. Jackie Agnew is the general manager at New Craigs Hospital and would need to be approached direct.

## **20.3 Inverness, Nairn, Badenoch and Strathspey Enterprise (INBSE)**

20.3.1 Karen Thomson suggested INBSE could potentially assist a range of development projects on site. They are keen to see 'place enhancement' as a competitive advantage that makes Inverness an attractive place to come and live over and above employment prospects. INBSE short term priorities include child care, sport, youth and activities, culture and 2007. Some concern was expressed over potential conflicts between quiet informal activities like walking and more intrusive activities like trail bikes and mountain bikes. However, the economic value of mountain bike facilities was recognized and that organised clubs could be a way forward to police undesirable elements.

20.3.2 INBSE is unlikely to be interested in funding buildings. They do have a focus on young people and activities. There is a growing market in 'corporate or management type training activities in Inverness and the site might lend itself as a venue for such operations (Rona Fraser)

20.3.3 Susan English deals with the Modern Apprentice scheme which is being widened to encompass older participants. INBSE is involved with a Community Garden scheme, run by a social firms and related to allotments, based at Inverness High School, Fiona Robb is the INBSE contact. Karen also noted Highland Council is charging community groups

for the upkeep of community paths and are requiring a up front bond of 40 times the annual maintenance fee.

## **20.4 Scottish Land Fund / Community Land Unit (SLF/CLU)**

20.4.1 DCW received start up funding from CLU. However, under changes in the

eligibility criteria, the site is considered part of Inverness and therefore not eligible for SLF support. In March 2006 the SLF will be replaced by a Growing Communities Asset Fund as part of a Big Lottery Fund programme.

## **20.5 Big Lottery Fund**

Promoting new skills, better recreational facilities and learning opportunities for young people.

20.5.1 Awards for All Scotland

Funds for events, training courses, conferences, trips

20.5.2 Growing Community Assets Fund

This fund will build on the work of the Scottish Land Fund where it has been shown that community ownership and control of assets can have a critical role in making those communities stronger and more sustainable. This will happen by enabling communities to acquire, develop, improve, protect, manage, enjoy, understand and sustain environmental and other assets for the benefit of the community and the wider environment. The criteria for this fund have not yet been published with guidance limited to a manifesto of action. However the manifesto provides a number of goals under which it is likely DCW might apply; for example to fund a part time project officer.

## **20.5 Scottish Natural Heritage. (SNH)**

20.5.1 Tim Dawson, Area Officer for SNH, indicated SNH was keen to support community activity that contributed to an Inverness wide drive to enhance public green space. He also noted SNH does have a duty under the Nature Conservation (Scotland) Act 2005 to enhance biodiversity around their new HQ office close to the site. He considered low intensity grazing by cattle could benefit the site in biodiversity terms.

20.5.2 In autumn 2005 SNH introduced some changes in the way they assess applications for grants. Applications for less than £10,000 can be made at any time. Applications for contributions of £10,000 or more will be assessed in two competitive funding rounds each year. The closing dates will be 15 April and 1 September each year. SNH encourage applications

well before the closing date to give applicants time to provide any additional information SNH may request before the closing date. Priority areas of relevance to Westercraigs:

- Paths and routes
- Attractive places to live
- Involving people
- Biodiversity

20.5.3 Grants for small projects up to £3,000 - SNH new Community Grants Scheme is specially designed for communities and community groups to enable them to improve their local natural heritage and to develop their capacity to take action in managing it.

## **20.6 Paths for All (PFA)**

20.6.1 Provides grants to support walking for health initiatives. Limited funds available, potentially up to £5000 per application. Grants may be used to add value to existing work or to test a new idea. Promotion, events or volunteer support are just a few examples. Anything that might result in more people walking will be considered.

Larger grants from £5,000 to £40,000 are available for schemes which develop new and different ways of promoting 'walking for health'. The scheme requires all of the following core components and some of optional components, plus any other creative ideas. The scheme should encourage more inactive people to take part in walking. Schemes should involve partnerships, which include the local community and health or leisure interests.

20.6.2 The scheme must: -

- Support the overall aim of Paths to Health, which is to increase the health and well being of inactive people by promoting regular walking within local communities. Walking is the principle physical activity to be promoted, as we know that it is the most appropriate and accessible activity for inactive people. However, ideas to encourage cycling, horse riding and other activities using local paths can also be highlighted.
- Provide appropriate self-help information that serves to enlighten and motivate people about the health benefits of walking and opportunities to use paths in their own neighbourhood.
- Offer a programme of regular short led walks. These are designed for small groups and led mainly by volunteers to provide company, boost confidence and encourage people, in time, to walk on their own. (By short walks we mean between 0.5 – 2 miles)
- Use safe and welcoming paths in parks, local countryside, urban pathways and other green pleasant places for your led walks and self-help information.

## **20.7 Forward Scotland**

### **20.7.1 Small Grants**

Grants of up to £1000 for constituted groups that wish to pursue an environmental project with wider social or economic benefits. These grants can provide vital support by helping to fund preparatory work for major projects, such as feasibility studies, community capacity building, consultation exercises and publicity.

### **20.7.2 Community Environmental Renewal Grants (Aggregates levy)**

The grant themes all relate to improving the local environment. The site needs to be within 5 miles of an active or disused quarry that is or would be subject to the aggregate levy. It is likely the proximity of Torvean quarry would make the DCW eligible.

## **20.8 Heritage Lottery Fund (HLF)**

### **20.8.1 Your Heritage (HLF)**

£5,000 - £50,000

## **20.9 Triodos Bank.**

Triodos Bank offers savings accounts and investments and provides funding for community based schemes.

## **20.10 The Scottish Community Foundation.**

### **20.10.1 Community Grants**

Community Grants are one off sums of up to £5,000. The majority of the funding is directed at locally based work carried out, and often initiated by, members of that local community.

### **20.10.2 Your Community, Your Environment**

This grant is aimed at helping community groups deliver sustainable environmental projects in their local area. The scheme is designed to help communities in the early stages of a project when it is still just an idea. Grants will range from £1,000 – £5,000 and are available for not-for-profit community groups who need assistance with the cost of carrying out relatively small, one-off pieces of capacity-building or development work,

## **20.11 CSV Environment**

CSV Environment (Community Service Volunteers) has very small grants @ £50 available for groups who want to make a difference to their local environment

## **20.12 Forestry Commission Scotland (FCS)**

20.12.1 Section 8 funding for improving the social value of woods and forests through community initiatives that help more people become involved in managing woodlands for local benefit. £5000 for feasibility assessment. Up to £5000 per annum for five years for training

## **20.13 Social investment Scotland (Community Enterprise Loan Fund)**

20.13.1 The investment funds criteria and priorities of the new fund will focus on the provision of loan finance to support the development activities of organisations seeking assistance from the Futurebuilders Scotland Investment Fund; continuation of the core lending activities undertaken by Social Investment Scotland to date, including the provision of “wholesale loans” to support the development of existing and new Community Development Finance Initiatives (CDFI).

20.13.2 Loans are intended to support "non profit distributing" community based enterprises in the Highlands. A typical client will be an entity which does not pay any dividend or surplus to its owners, but re-invests into the business. It is expected that many of these will be lifeline services which may not be viable as commercial ventures, but would survive and thrive with community support and finance. Other examples may be care organisations, heritage and cultural groups, youth activity, sports teams and so on.

## **20.14 Individual Trusts, the private sector and community fund raising**

### **20.14.1 The Allen Lane Foundation.**

The Allen Lane Foundation provides small grants for community development. The Foundation will make grants for start-up, core or project costs. The grants are relatively small and are likely therefore to be appropriate for costs such as:

Volunteers or participants expenses, venue hire, part-time or seasonal staffing costs. Work aimed at strengthening the organisation such as trustee or staff training

### **20.15 Guidance on obtaining funding**

Membership organisations like the Development Trusts Association Scotland and the Community Woodland Association provides a network for sharing good practice.

## **21 Project Finance Appraisal**

21.1 Projected preliminary core financial statements for the operation of DCW are presented as follows:

Basic Assumptions:

- Projected figures are stated at 2005 prices and no inflation has been built into the model.
- No bank interest receivable has been calculated on surplus cash balances shown in these projections. This is because in practice surplus funds are likely at least in part, to be re invested in specific projects.

21.2 **Potential Core Income:** Currently Section 8 of the SFGS Community Forest Development Grant provides for community support. This may be shortly superseded by the Woodland In and Around Towns grant (WIAT) with potential for a Highland locational premium. Under the current Scottish Forestry Grant scheme, the Forestry Commission is able to provide grants up to a maximum of £5,000 per annum for five years for local community development and training associated with the woodlands. We have assumed grants of £5,000 in year 1, reducing to £4,000 per annum in years 2 to 5 inclusive. The SFGS can also provide funding for an initial woodland plan (budgeted at 100% of the cost for example £1,000 in year 1).

21.2.1 SFGS also provides for woodland management on the site.

21.2.2 The Big Lottery Fund may be able to provide up to 100% funding for a project officer. This fund is under going change and the new criteria should become clearer by the middle of 2006.

21.2.3 **Annual site management expenditure:** DCW will obviously have some discretion regarding annual expenditure in any given year. For illustrative purposes, we have suggested that the following activities and budgets might be appropriate.

<b>Estimated annual expenditure</b>	<b>£</b>
Project Officer	20,000
Secretarial assistance	2,200
Office administration	2,500
Insurance	1,300
Reservoir insurance	350
Hand tools and protective clothing	500
Path H&S inspection	450

Upper Reservoir inspection	600
TOTAL	27,900

#### 21.2.4 Notes:

##### Project Officer

We have assumed that a full time project officer will be appointed at a cost of £20,000 per annum for three years. The project officer's role will be to set up core activities as outlined in this section and to develop specific projects. This post may attract 100% finance from funders for the first 3 years

##### Annual Overheads

These are budget estimates based loosely on the experience of other small community trusts. We comment as follows:

- i) Secretarial assistance at £2,200 per annum. This budget allows for 5 to 6 hours per week of secretarial and book keeping work. After three years, when the project officer's post ceases, this may require review.
- ii) Office administration at £2,500 per annum. This budget covers the cost of operating a small office including electricity, telephone, postage, photocopying, stationery etc. We have assumed production of a local newsletter and maintenance of a small web site. We have assumed that no office rental will be payable, given in most similar situations the office is located in a domestic house.
- iii) Insurance is estimated at £1,300 per annum. This is based on the BTCV scheme (see below) and covers public liability up to £5 million and personal accident cover for directors and volunteers. The quoted sum also includes a premium to give basic cover for fire and storm damage in the woodland.
- iv) Further insurance for the Upper Reservoir could be obtained at approximately £350 per annum to cover potential safety liabilities.
- v) Upgrade work requiring tools and equipment. We have estimated £500 for basic hand tools and protective clothing
- vi) Path Maintenance. We have budgeted £450 per annum. This implies that 1,500 metres of path can be inspected twice annually for Health and Safety compliance at a cost of £0.15/m.
- vii) Annual reservoir inspections have been priced at £600 by Allen Gordon & Co (who has carried out inspections since 1999). 10 year inspections are more rigorous and are priced at £1500.

##### Note

British Trust for Conservation Volunteers (BTCV) is able to offer members of the BTCV Community Network access to competitive insurance through

a scheme underwritten by Zurich Municipal. BTCV Zurich Municipal insurance scheme provides the following cover:

Public Liability - Indemnity Limit £5,000,000 (Optional upgrade to £10,000,000)

Personal Accident - Zurich Municipal will pay the agreed monetary benefit to a group if anyone in the group sustains bodily injury by accident or assault whilst engaged on official activities including direct travel.

The policy can cover voluntary and not for profit organisations that carry out practical conservation, it can also cover meetings and publicity and fundraising events. <http://www2.btcv.org.uk/display/groupinsurance>

Depreciation of office equipment and associated grant release

Office equipment is depreciated at 25% per annum i.e. £1,250 per annum.

We have assumed that the initial purchase of equipment will be 100%

grant funded; the corresponding grant release is therefore also £1,250 per annum.

Projects – funded on a project by project basis

<b>Proposed Infrastructure projects in Year 1</b>	<b>Estimated Costs</b>
<b>1 New paths and car parks project</b>	
We have budgeted expenditure for 1,650 metres of new 1.8m wide path (Machine construction with hand finish. Rolled whin dust, crushed stone surface) @ £50/m down the west side of the site, 150m of all ability path @£65/m and upgrading car parking areas 15 cars and 1 coach 200m2 @ £20/m. The new path will provide an additional link to the existing network and will provide for disabled access. The parking areas will be for a small number of cars. We have assumed that 100% of funding will be obtained from organisations including Scottish Natural Heritage, Paths for All Partnership and Highland Council. We emphasise however, that there is no certainty that 100% funding will be available at the time of application and in practice a contribution, financially or in kind, from DCW may be required.	Path works - £82,500 4 pedestrian gates @£300 - £1200 2 vehicle gates @ £400 - £800  Seating - 3 benches @ £ 250 - £750  150 m All ability path - £9750  Car parking area - £4000
<b>2 Signs and interpretive panels</b>	
We have budgeted expenditure for finger posts at key path junctions and map boards in key car parks. Interpretive panels are proposed for the cemetery and chambered	10 Routed wooden finger posts £1200 2 Map boards £1200 2 interpretive panels £3000

cairn site. Constructed in hard wearing material (high impact acrylic) with wooden lectern style mounts. Includes installation costs. A site leaflet with a map and some basic background is proposed	Leaflet A4 folded 10,000 print run in full colour £1500
<b>3 Health, fitness and education projects</b>	
We have provided very indicative budget for health walks materials, education pack and orienteering course. These are based on specialist input of a few days and basic print costs.	Health walks assessment and leaflet - £600 Education Pack - £1000 Orienteering course development - £1500
<b>4 Biodiversity</b>	
Baseline survey work	Volunteer input
<b>5 Woodland management</b>	
Woodland management plan, application to WIAT and tenders from contractors Community clean up	£1000 £200 plus Volunteer effort
<b>6 Cultural projects</b>	
Research on cultural sites and artefacts	Volunteer input

## 22 Comments on financial viability

- 22.1 We emphasise again that the expenditure projections relate to core activities only and are intended to be illustrative of potential performance especially as DCW will have discretion over its annual expenditure on site management and choice of projects.
- 22.2 Core income projections are indicative and depend on negotiation with funding bodies. As noted above it is our belief that support would be considered for:
- (a) A project officer
  - (b) Office set up costs
  - (c) Basic tools and equipment
  - (d) Training and events

## 23 Comment on time scale and priorities

- Year 1
- Develop DCW capacity – open days and visits to other sites
  - Develop a funding package for the next five years
  - Employ Project Officer and establish a base
  - Specification for path networks
  - Specification and tender for woodland management
  - Species recording to establish baseline information

Year 2	Install path network Carry out core woodland felling and planting Remove gorse and broom from grassland
Year 3	Develop projects
Year 4	Develop projects
Year 5	Native trees and shrubs will be established

The table above shows suggested priority projects for Year 1. It is also suggested that 'soft' projects involving communication, training and community capacity building be pursued with some urgency as they will provide the building blocks for project development. The key first year projects are woodland management as outlined in Appendix 1 and path infrastructure. Table 4 in Appendix 1 sets out in more a more detailed 5 year woodland management schedule.

## **24 Recommendations**

Prior to agreeing any lease arrangement with Robertson Homes it is recommended DCW should:

1. Obtain a large scale map (1:10,000) which clearly shows the boundaries of the site.
2. Ensure the Upper Reservoir carries a valid 10 year Inspecting Engineer's report.
3. Receive a written agreement from Robertson Homes to under write any capital works that might be required to ensure the integrity of the reservoir over an agreed period.
4. Receive a written statement of the legal arrangements for water flow into the Upper Reservoir from land which is not under Robertson Homes' control.
5. Receive from Robertson Homes a comprehensive plan, prepared by consulting engineers, of the drainage system for water leaving the reservoir.
6. Receive a written undertaking to underwrite any clean up costs incurred from dealing with contaminated sites that might be found on the property.
7. Receive written clarification on responsibilities for the condition of the site boundaries.
8. Seek service level agreements from Highland Council on Great Glen Way management, litter bin and dog waste bin emptying
9. Receive written clarification on how boundary treatments and responsibilities for boundary land between any private plots and the land managed by DCW.

10. Obtain written agreement from Robertson Homes for a five year woodland management plan, including felling, replanting and protection proposals.
11. Establish if DCW are due any way leave payments for power lines or utilities crossing land managed by DCW.
12. Seek agreement on car park management and maintenance.
13. Seek approval for re establishing a grazing regime on the site, within the current fenced enclosure.

## **25 Bibliography**

- Natural Heritage Management Plan August 2005 – Proposed Westercraigs Development Plan prepared by RSK for Robertson Homes
- Community Woodland Information Pack
- SNH Management For People Manual
- BT Countryside for All Manual
- PAN 65
- NPPG 11
- Allotments: [http://www.scottish.parliament.uk/business/research/pdf\\_res\\_notes/rn00-102.pdf](http://www.scottish.parliament.uk/business/research/pdf_res_notes/rn00-102.pdf)
- Log building - Rosehall Trails [www.rosehallhighlands.co.uk](http://www.rosehallhighlands.co.uk)
- Earthship Building - Craigenalt Farm Ecology Centre [www.cfec.org.uk](http://www.cfec.org.uk)

## Appendix 1

### Dunain Community Woodland 5 Year Management Plan 2006-2011

#### Vision

**The community will undertake the management of Dunain community woodland for the benefit of the community and the wildlife found there, as a quiet, safe and accessible green space.**

#### Summary

The proposed management of the Dunain Community woodland has been driven by the local community who aim to bring this green space into the heart of the community.

The management plan provides a rationale for improving the woodland and open grassland habitat, increasing the recreational, landscape and wildlife benefits of the area. As a result the opportunities for social, recreational, educational, training and the healthy benefits of the area will be explored through community participation.

To achieve the vision of the local community a 5-year Management Plan has been produced at the request of Dunain Community Woodland Group. The information used has been gathered from a wide range of sources including: community consultation meetings, discussions with key individuals in the local area and field surveys.

The management plan will form the basis for a work programme and applications for funding to deliver the project aims on the ground.

#### Evaluation

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The area has been evaluated in terms of the Key Features identified by the local community following public meetings; including landscape quality, native woodland and amenity interest. **(See Evaluation of key Features Table 1)**

These Key features are what make this place important to the community and the management plan aims to conserve and enhance these features of the area.

#### Management Objectives

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##### Long term Intentions

The over arching objective of the local community is to development the path network and provides a safe walking environment that is rich in wildlife. The involvement of local people as volunteers undertaking some physical work and management of the woodland's development will ensure it becomes a place they identify with, feel part of, wish to use and maintain.

In summary the community aim to;

- Develop and upgrade the access and landscape quality of the woodland area.
- Protect and enhance the woodland and grassland areas and improve the wildlife value of the area
- Develop a greater sense of ownership by the local community so that issues such as fly tipping will no longer happen.

#### **How the work will be undertaken**

The range of physical work to be undertaken as part of the project is linked to the aspirations and vision of the community. This vision is translated into achievable short-term objectives. **(See Management Objectives for Key Features Table 2).**

An indicative **Work Programme** for the next 5 years with an indication of management operations over the next 20 has been drawn up. This work programme is timetabled and identifies who will physically undertake the work. This will form the basis for funding application and the drawing up of specifications and tenders.

#### **Plan review & monitoring**

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It is important that the short-term objectives are achieved within the time frame of the plan. This is achieved by monitoring against the short-term objectives to ensure the plan is on schedule and to take any remedial steps to bring it back on track. **(See Monitoring Programme for each Key Feature objective Table 3)**

**Table 1 Evaluation of Key Features**

Key features encapsulate what is important about the site and more specifically what site management is aimed at conserving

Key feature	Key feature description	Constraints and opportunities	Evaluation	Target Note or Compartment
Native woodland.	<p>This is an important woodland community within the project area extending to 26.5% of the total area.</p> <p>The woodland is dominated by Scots pine (<i>Pinus sylvestris</i>) with elm, birch, oak Sycamore and beech.</p> <p>There are areas of Ancient woodland of long established plantation origin to the north, south and west of the area.</p>	<p>Opportunities: There are opportunities to expand the core area of native woodland. The felling of the plantation area offers the best prospect in the short term to improve the connectivity within the area and ensure habitat linkages, particularly between areas of native pinewood.</p> <p>Selective planting and protection of regeneration.</p> <p>Control of some woody shrub species would also allow natural regeneration to develop.</p> <p>Constraints: Rhododendron and other exotic shrubs are present within the woodland and could threaten native woodland plants.</p>	<p>This mature woodland has semi natural characteristics and has much in common in ecological terms with ancient woodland nearby. The presence of native tree and ground flora species suggests a long continuity of woodland cover. There is a long continuity of woodland cover with many semi-natural characteristics present. The wooded areas march with neighbouring woodland some of equal biodiversity value.</p>	<p>Area to be divided into management compartments</p>

<p>Commercial plantation</p>	<p>This is a dense commercial plantation of mainly Norway Spruce (<i>Picea abies</i>) extending to some 6ha, 15% of the area.</p> <p>There is little or no ground flora present under the dense canopy.</p>	<p><b>Opportunity</b> The plantation area offers the opportunity to generate an income through timber sales and through restocking following felling from the SFGS</p> <p><b>Constraints</b> The planting year is unknown (estimated at p1965) but the plantation is unthinned and any attempt to thin this area could result in substantial windblow. This would substantially reduce the value of the crop and result in a net cost to the owner/lessee.</p>	<p>The plantation is fully stocked and mature, offering the best prospect of generating an income to offset some of the costs of felling and restocking.</p> <p>The woodland falls within the SFGS scheme WIAT (Woods in and Around Towns) offering the prospect of higher rates of grant funding for woodland management.</p>	
<p>Open grassland and woody shrub community</p>	<p>These two communities together make up almost 53% of the area.</p> <p>Wildflowers, woody herbs and grasses supporting invertebrate population (butterflies, moths and other insects).</p>	<p><b>Opportunity</b> The community has the opportunity to develop a rich mosaic of wild flowers and woody shrubs within a woodland setting that will add variety and biodiversity to the area</p> <p><b>Constraints</b> The maintenance of open ground will require a commitment to cut back the most invasive species; gorse and broom in particular to allow many of the other species space to thrive.</p>	<p>The extensive area of open semi-improved grassland provides important foraging areas for badgers and has a range of grass species and herbs. Whilst the grassland is generally species poor it has a long continuity as pasture and has the potential to support a wider range of meadow species.</p>	

		The grassland areas will also need to be actively managed to prevent them from becoming dominated by rank grasses and ruderals such as dock and willow herb.		
Landscape quality	<p>The open woodland setting of the Westercraigs site contributes significantly to the visual quality of the local landscape.</p> <p>The Dunain hill offers excellent views out over the city of Inverness and beyond to the Moray Firth. The mixture of open and wooded areas provides variety and offers the visitor a range of experiences.</p> <p>A major glacial landscape feature - Torvean Landforms SSSI marches with area to the south and west.</p>	<p>Opportunities</p> <p>There are opportunities to increase the variety of trees and shrubs within the landscape, create open vistas and viewpoints within a path network.</p>	There are few places in and around Inverness that offer the views found at Westercraigs.	
Public access and recreation facilities	There are ranges of footpaths used by people within the area; including the Great Glen Way that	<p>Opportunities</p> <p>Local people could be encouraged to use the area more for walking, cycling with</p>	With the construction of the housing and offices adjacent to the area there will be a large increase in the demand for	

	<p>cuts across the site</p> <p>Some are of a formal nature and surfaced and others paths of convenience. Two car parks are available for visitors to the area.</p>	<p>the provision of well maintained and signed routes.</p> <p>Constraints</p>	<p>access to the area for quiet informal recreation.</p> <p>There is a willingness and enthusiasm in the local community to make the woodland and open areas more accessible to all abilities by improving existing paths and creating new ones, where there is a demonstrable need to establish better access.</p> <p>A number of notice boards, signs giving a mixture of directions and information and seating will be erected around the woodland area would enhance the sense of community ownership and responsible use.</p> <p>There will be the need for ongoing care and maintenance of the area and an annual Woodland Management and maintenance schedule should be drawn up and implemented.</p> <p>The existing car parking facilities will need upgrading and there may be opportunities to utilise the car parking being constructed as part of the SNH to serve the area.</p>	
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Conservation features – bats and badgers	<p>The woodlands provide a variety of habitats for Pipistrelle and Brown long eared Bats and red squirrels. Both bats and Red squirrels are protected under Section 9, schedule 5 of the Wildlife and Countryside Act.</p> <p>The site is part of the territories of several neighbouring badger clans and the grasslands are important foraging areas.</p>	<p>Opportunities</p> <p>Through planting and woodland expansion the habitat value of the area for these key species can be improved</p>	<p>There is no detailed inventory of important LBAP or nationally important species within the area and therefore a need for this information to be gathered. For those species known to be present the management of the area will aim to enhance the populations.</p>	
Archaeological features	Cemeteries, cairns	<p>Opportunities</p> <p>Interpretation related to the history of the hospital grounds and the people who lived their.</p>	<p>Features are of local and regional importance. Real human story in VC holder buried in the cemetery</p>	
Ponds, gardens and watercourses	Reservoirs, duck ponds and gardens	<p>Opportunity</p> <p>To create walks linking areas of interest.</p>	<p>Ponds are significant landscape features and offer diversity for wildlife</p>	
Community involvement	<p>There is considerable interest in managing the area for community benefit. This will include practical work to deliver the management plan objectives on access</p>	<p>Constraints</p> <p>The management of the area by the community is subject to the terms of the lease with the landlord.</p> <p>This does allow a good degree of flexibility and will</p>	<p>The hospital home can benefit directly from the woodland by providing safe and inviting woodland walks. Similarly it can provide education opportunities for the school and community groups.</p>	

		allow the community to carry out the proposals within the management plan subject to formal approval.	There is a real enthusiasm and sense of purpose in the community offering the opportunity to bring together a mixture of skills, people and organisations in partnership to achieve a common purpose.	
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**Table 2 Management objectives for each Key Feature.**

This table represents the long and short-term objectives applying to each key feature

<b>Key feature</b>	<b>Target Note or Cpt</b>	<b>Vision</b>	<b>Factors causing change</b>	<b>Prediction/short term objective</b>
Native woodland		Maintain the native woodlands woodland areas encouraging natural regeneration and successional processes within woodland.  To provide opportunities for woodland habitat to expand by regeneration and planting onto appropriate soils nearby.	The regeneration of exotic species (e.g. rhododendron) could have an impact on the native woodland components Fires and vandalism.	Non-native regeneration will represent less than 5 % of the regeneration found throughout the woodland at year 5.  Natural regeneration of native trees and shrubs will be present throughout the woodland area.  Deer damage to trees, shrub and plant communities will be at

				low, with less than 20% of saplings browsed
Commercial plantation		To convert the exotic conifer plantation area to native woodland by felling and restocking with native species	Wind blow potential of plantation in short to medium term.	At year 5 (2010) all planted native trees and shrubs will be established.  At year 15 the fence around the new planting will be removed.
Open grassland and woody shrub communities		<p>The biodiversity of the grassland area will increase through careful management with the range of meadowland plant species increasing year on year.</p> <p>Whilst gorse will be present throughout the area it will not become dominant but be a component within a habitat mosaic that includes a larger proportion of native tree and shrub species.</p>	<p>Fires Gorse, broom, bramble and bracken colonisation of grassland areas</p> <p>Tree colonisation of open grassland</p> <p>Poor drainage on some sections within the open areas close to the open water has led to the creation of marshy grassland areas. This is an important feature of the site and should be maintained and enhanced where possible</p>	<p>The Semi-improved grassland will be maintained in favourable condition and represent 30% of area at year 10.</p> <p>Marshy grassland will be present on at least 7.5% of the area and a wide range of marsh plants will be present</p> <p>Gorse and broom will represent &lt;3% of open areas at year 10.</p> <p>Natural tree and shrub regeneration and selective planting will be undertaken on 20% of the area that is currently grassland or scrub by year 5</p>

Landscape quality	Whole wood	<p>It is hope to improve the landscape quality of the woodland by introducing a wider range of tree and shrub species and expanding woodland area.</p> <p>The landscape could be further enhanced by opening up viewpoints, felling plantation area, maintaining open areas, reinstating drystone walls and hedgerows, managing policy woodlands along avenues</p> <p>Careful screening of nearby housing areas will be undertaken by tree planting.</p>	<p>Fires Gorse, broom and bramble colonisation Wind blow trees in plantation and shelterbelts. Visual impact of housing development</p>	<p>At year 10 all planted trees will be established.</p> <p>Nearby housing will be screened and not visible from the core woodland by year 5.</p>
Public access and recreational facilities	Whole wood	<p>Existing footpaths will be upgraded and new footpaths created to allow all year round access to all areas of the woodland and provide safe all abilities woodland walks.</p> <p>A network of informal paths will be kept open and maintained.</p>	<p>Housing development will lead to an increase in visitor numbers to the area.</p> <p>Gorse, broom and bramble are encroaching on existing pathways.</p> <p>Formal path surfaces in places are low lying, rutted, uneven, contain lying water or are muddy for parts of the year.</p>	<p>Access provision will remain in keeping with communities needs.</p> <p>Paths will be providing safe, all abilities access all year round by year 3</p> <p><b><i>Information board, signs, benches and leaflet will be up-to-date and available locally by</i></b></p>

			Steep gradients and surface rutting limit all abilities access opportunities and do not link all areas of the woodland.	<i>to-date and available locally by year 2</i>  Car parking will be available locally to accommodate peak periods for visitors to the area by year 3.
Conservation Features		Through careful planting and woodland expansion and management of the open grassland areas the habitat value of the area will improve for these key species.		Pipistrelle and brown ear bat populations will be maintained at least at current levels at year 10.  Badger population will be maintained at least at current population levels and will be able to move freely throughout the area at year 10.  Red squirrel population will be maintained at least at current levels and the available native pinewood habitat will be increased by 50% at year 10.
Archaeological features		Archaeology will be conserved and recorded. Interpretation will explain the context and significance of the site Chambered cairn, Cemeteries, drovers road		

Ponds, gardens and watercourses.		Water bodies and gardens are key landscape features and will be protected and conserved but remaining consistent with the priority of public safety Duck ponds, policy woodland areas		Policy woodland areas close to roads and buildings will provide a safe environment with tree safety given a high priority.
Community involvement and community open space	Whole wood	To promote and develop a sense of active involvement, care and ownership of the woodland by the local community leading to increased enjoyment of the area.	Although the area is well used by people the local community, some of the paths have deteriorated and some are becoming overgrown in places	<p>Regular community workdays will take place within the wood involving a range of people from the local area.</p> <p>There will be no fly tipping occurring in the woodland area by year 5.</p> <p>The majority of people in the local community will change their perception of the area and view the woodland as a positive asset by year 3.</p> <p>Reviewed with the management plan every 5 years or if a significant change in local circumstances.</p>

**Table 3 Monitoring programme of Key Feature Objectives**

Key Feature	Prediction/Short Term Objective (SMART) (years)/rationale	Observation	Planned Obs. Date (month – year)
Native woodland.	<p>Non-native regeneration will represent less than 10 % of the regeneration found throughout the woodland at year 5.</p> <p>Natural regeneration of native trees and shrubs will be present throughout the woodland area.</p> <p>Deer damage will be low, with less than 20% of seedlings and saplings showing evidence of browsing damage.</p>	<p>Assess proportion of individual tree species against Short Term Objectives.</p> <p>Monitoring achievement of short-term objectives by ensuring that native regeneration is present and planted trees are established by year 5.</p>	
Commercial plantation	<p>At year 5 (2010) all planted native trees and shrubs will be established.</p> <p>At year 15 the fence around the new planting will be removed.</p>	<p>Monitor establishment of trees on an annual basis and ensure compliance with SFGS contract conditions.</p>	
Open grassland and woody shrub communities	<p>The Semi-improved grassland will be maintained in favourable condition and represent 30% of area at year 10.</p> <p>Marshy grassland will be present on at least 7.5% of the area and a wide range of marsh plants will be present</p> <p>Gorse and broom will represent &lt;3% of open areas at</p>	<p>Establish baseline monitoring for key indicator species within area by year 2.</p> <p>Establish criteria for assessment of favourable condition as it applies to all habitat types represented on site.</p> <p>Assess proportion of individual open areas, trees and</p>	

	<p>year 10. Natural tree and shrub regeneration and selective planting will be undertaken on 20% of the area that is currently grassland or scrub by year 5</p>	<p>woody shrubs present against Short Term Objectives at year 5.</p>	
Landscape quality	<p>At year 10 all planted trees will be established.</p> <p>Nearby housing will be screened and not visible from the core woodland by year 5.</p>	<p>Carry out landscape assessment by year 1 and produce landscape plan by year 2 to meet short term objectives.</p>	
Public access and recreation facilities	<p>Access provision will remain in keeping with communities needs.</p> <p>Paths will be providing safe, all abilities access all year round by year 3</p> <p>Information board, signs, benches and leaflet will be up-to-date and available locally by year 2</p> <p>Car parking will be available locally to accommodate peak periods for visitors to the area by year 3.</p>	<p>Monitor achievement of short term objectives by ensuring that:</p> <ul style="list-style-type: none"> <li>a. Footpaths are in good condition and suitability for purpose.</li> <li>b. Benches, way markers, gates and bridges are in sound and safe condition</li> <li>c. New information boards have been installed and leaflet produced</li> <li>d. Increased number of people are utilising the footpaths and enjoying the experience</li> </ul>	
Conservation Features	<p>Pipistrelle and brown ear bat populations will be maintained at least at current levels at year 10.</p> <p>Badger population will be maintained at least at current population levels and will be able to move freely throughout the area at year 10.</p> <p>Red squirrel population will be maintained at least at current levels and the available native pinewood habitat will be increased by 50% at year 10.</p>	<p>Establish baseline monitoring for key indicator species within area by year 2</p>	Year 2
Archaeological Features	<p>Archaeology will be conserved and recorded. Interpretation will explain the context and significance of the site.</p>		Year 1

	<p>A review of the status of archaeological and cultural heritage features will be carried out.</p> <p>Any immediate remedial works will be scheduled.</p> <p>Information will be gathered to inform an interpretive plan for the site.</p>		
Ponds, gardens and watercourses	<p>Water bodies and gardens are key landscape features and will be protected and conserved but remaining consistent with the priority of public safety Water bodies will be retained in the landscape, with enhanced biodiversity features</p> <p>Feral wildfowl populations will be allowed to decline to a more sustainable level</p> <p>The duck pond will be opened out to allow greater access and opportunities for pond dipping and education created.</p> <p>Garden feature will be reviewed</p>	Policy woodland areas close to roads and buildings will provide a safe environment with tree safety given a high priority.	Year 1
Community involvement and community open space	<p>Regular community work days will take place within the wood involving a range of people from the local area.</p> <p>Visitor numbers to the wood will have increased and people will have an increased sense of ownership.</p> <p>There will be no fly tipping occurring in the woodland area at year 5.</p> <p>Reviewed with the management plan every 5 years or if a significant change in local circumstances.</p>	<p>Assessment of success will be against the following criteria:</p> <p>Quantity - how much has changed (Photographic record)</p> <p>Quality - How beneficial and has the process/ change/outcome been (interview community survey)</p> <p>Equity - has benefit/outcome reached been same for all (interview/survey).</p> <p>Efficiency - what level of resources have been used; how have they been used.</p> <p>Effectiveness - have all planned outcomes been achieved. Has and is the project meeting its aims and needs.</p>	

Table 4 Proposed Operations 2006 -2 010

Key Feature	Work	Operation	Year/month					
			2006 - 2007	2007-2008	2008- 2009	2009-2010	2010- 2011	2011- 2026
Native Woodland	Survey woodland	Survey woodland area (flora and fauna) and provide map of areas of potential woodland expansion onto appropriate soils to maximise connectivity within the area.						
	Control and monitor exotic regeneration	Survey for presence of exotic species and remove if threatening ground flora or woodland expansion						
Commercial plantation	SFGS	Produce SFGS and work programme						
		Tender contract for felling and restocking with native species						
Open grassland and woody shrub communities	Open areas	Maintain open ground and significant views within the woodland. Remove gorse and broom where it encroaches on the open grassland						
		Survey grassland and assess species richness						
		Provide management strategy to maintain and improve species rich meadow to meet short term objectives						
Landscape	Planted trees	Group planting in and around the open ground should be undertaken to enhance the landscape and diversify the tree species present.						

		Identify viewpoints within circular walks						
<b>Public access and Recreation facilities</b>	Footpath upgrading	XXX? metres of path to be upgraded using specification from Paths for All guidelines for all abilities access. A further 500m of informal footpath will be opened up with minimal surfacing and drainage as required.						
	Footpath construction	XXX? metres approx of path to be newly constructed (using specification from Paths for All guidelines for all abilities access)						
	Open footpaths	Open up existing footpaths by cutting back vegetation and high pruning all trees within 5m of footpath						
	Signs and information boards	Information boards will be located at each main entrance linked to way marked routes within area						
	Fence removal	Where it presents a safety or amenity eyesore consideration should be given to removal and/or replacement of fences.						
	Viewpoint and seating	Creation of a viewpoint seating areas linked to the footpath system.						
	car parking	Provide clearly signed car parking for visitors to the area.						
	Annual Maintenance programme	An annual Woodland Management and Maintenance Specification will be drawn up and implemented. This will include strimming of paths, cutting back vegetation (bramble gorse), tree establishment and maintenance, litter removal and maintaining the infrastructure (fences, benches and signs).						
<b>Conservation Features</b>	Bats, squirrel and badgers	Establish Baseline monitoring of key species within area						

<b>Archaeological and historical Features</b>		Establish baseline monitoring of Archaeological features						
<b>Ponds, gardens and watercourses</b>		Establish baseline monitoring of pond, a and garden features						
<b>Community involvement, training and input into management</b>	Management plan production and review	There has been a considerable input to date. The management plan needs to be formally adopted and there will be a further formal consultation at the 5 year review in 2011						
	Awareness raising and capacity building	Feasibility study to be completed in first year into the creation of a community performance area						
		The wood and the local community will benefit from raising awareness of the value of the area and building capacity in the community through appropriate training.						
<b>Project Management</b>	Funding application	Funding applications will be drawn up and submitted to FCS and others						
	Monitoring	Produce monitoring report on achieving management plan objectives review and plan annual work programme						
	Delivery of Management Plan	To ensure the efficient delivery of the plan a consultant will be engaged as needed to deliver the, Woodland Grant Scheme, funding applications, Management Plan, supervise works etc.						

**Table 5 Dunain Community Woodland Habitat proposals**

<b>Habitat</b>	<b>Area ha (approx)</b>	<b>Current %</b>	<b>Proposed %</b>
Semi-improved neutral grassland	18.5 ha	46	30
Bracken	<1 ha	<2.5	<1
Standing Water and gardens	< 1 ha	<2.5	Maintain
Marshy Grassland	1.5 ha	3.75	7.5
Continuous scrub (gorse and broom)	2.75 ha	6.85	3
Mixed native woodland	10.5 ha	26.25	55
Coniferous plantation	5.75 ha	14.35	1
<b>Total</b>	<b>40 ha</b>	<b>100 %</b>	<b>100%</b>

## Appendix 2: Key Contacts

NAME	ORGANISATION	CONTACT
<b>Alistair Cunningham</b>	DCW Chair	711702
<b>Clive Meikle</b>	Robertson Homes	01343 550000
<b>Alistair Mackenzie</b>	NHS Highland – Estates manager	704620 07721466552
Diane Campbell	Community Woodlands Association	01854 613737
Steve Smith	FCS	01349 862144
Karen Thomson	INBSE	667243
Marie Mackintosh	Green Inverness	723533
Douglas Graham	Solicitor	239393
Ron Lyon	Highland Councillor	231456
Lucas Chapman	Community Land Unit	234171
Graham Morgan	Highland Users Group (HUG)	718817
Tim Dawson	SNH	01349 865333
John Walters	SNH	
Linda Dodd	GGW Manager	01320 366633
Anu Hjelt	GGW Project Officer	
Graham Strachan	Highland Council	724215
Alexander Bailey	Dochfour Estate	861218
George Hawco	DCW Path Network	861257
Shona Macmillan	DCW Fundraising & Media	231 878
Emma Cook	DCW Education	
Jennifer Laws	DCW Recreation	222491
Evi Westmore	Public Arts Officer	723533 Evi.westmore@highland.gov.uk
Sheena Corcoran	Paths to health	08454534210 <a href="mailto:Sheena.corcoran@pathstohealth.org.uk">Sheena.corcoran@pathstohealth.org.uk</a>
Sheila Wickens	Highland Environment Network Newsletter & Training	01349 868627 <a href="mailto:Sheila.Wickens@highland.gov.uk">Sheila.Wickens@highland.gov.uk</a>

## **Appendix 3: Cultural and archaeological notes.**

### **1 Colour Sergeant James Munro VC**

A memorial stone for Colour Sergeant James Munro was dedicated at a Service held on the 14th September 2002 at the small derelict cemetery at the Craig Dunain Hospital, near Inverness. The service was conducted by the Regimental Padre The Rev John Shields MBE and was attended by representatives of the Regimental Association; Regular Army; the Lord Lieutenant; Highland Council and Highland Health Board; the local Hospital Trust; as well as members of Clan Munro, who made a generous contribution to the ceremony.

James Munro's life story is probably fairly typical of many soldiers of his generation with the exception, of course, that he won his nation's highest award for gallantry. He was born on the 11th October 1826 to James and Effie Munro in the parish of Nigg in Easter Ross. He joined the Army on the 27th April 1846 and was attested for the 93rd Highlanders. He remained a Private for six years before being promoted Corporal in April 1853, and Sergeant in June 1854, by which time he was serving in the Crimea. Although the 93rd served at the Alma and Balaklava, Munro only has the Sebastopol clasp on his Crimea Medal. It would be interesting to discover how he missed these two actions. Munro served in the Crimea for 18 months before moving with the 93rd to India, where he was promoted Colour Sergeant in February 1857.

[London Gazette, 8 November 1860]. Secundra Bagh, Lucknow, India, 16 November 1857, Colour-Sergeant James Munro, 93rd Regiment (Argyll & Sutherland Highlanders).

*"For devoted gallantry at Secundra Bagh in having promptly rushed to the rescue of Captain Walsh of the same corps, when wounded and in danger of his life, whom he carried to a place of safety, into which place the sergeant was brought in shortly afterwards badly wounded."*

Captain Walsh survived the battle, but James Munro's injuries were severe and he was returned to Britain and at a Board Held on 26th October 1858 was declared unfit for further service. Colour Sergeant James Munro had served for a total of 12 years and 96 days. It is not known why Munro's Victoria Cross was gazetted so much later, in 1860, than the other VCs awarded for action on 16th November 1857. It is possible the process and criteria for awards were not consistently applied at this stage. He received his VC personally from Queen Victoria at Windsor Castle on the 9th November 1860.

James Munro appeared to suffer badly from his wounds and was eventually removed to Inverness District Asylum on 31st March 1870. His condition and health deteriorated for the next year and he died in Craig Dunain Hospital on the 15th February 1871, aged 45. There is no record of his burial but it is believed he was buried in the Asylum cemetery either because there were no relatives to collect the body or they were too poor to do so.

Medal entitlement of Colour-Sergeant James Munro - 93rd Highlanders

- Victoria Cross
- Crimea Medal - ( 1854-56 ) clasp " Sebastopol "
- Indian Mutiny Medal - ( 1857-58 ) clasp " Relief of Lucknow "
- Turkish Crimea Medal - ( 1855-56 )

Photograph of CS Munro is on the Victoria Cross web site

## **2 Leachkin Chambered Cairn**

Type of Site: Chambered Cairn  
NMRS Number: NH64SW 8  
Map reference: NH 6296 4416  
Parish: Inverness  
Council: Highland  
Former District: Inverness  
Former Region: Highland  
Archaeology Notes  
NH64SW 8 6296 4416.

(NH 6296 4416) Stone Circle (NR)  
OS 6" map, Inverness-shire, 2nd ed., (1906)

The cairn itself of this round chambered cairn of the Orkney-Cromarty type has been removed although there are a number of large stones remaining, a few of which on the north side seem to belong to a peristalith and suggest that the cairn was about 70 ft. in diameter. Some of the stones of the chamber remain: they are of a particularly coarse conglomerate. The entrance appears to have been from the east. One transverse stone remains on the north side of the entrance to the outer compartment or passage, which measures 5 ft. long by 4 - 5 ft. wide. A pair of transverse slabs divide the outer from the central compartment which was polygonal in plan. Only a slab on the NE side remains though the inner end of a fallen slab which probably stood beside it is just visible. This compartment was about 8 ft 6 ins. long and was divided from the innermost compartment by transverse slabs, only that on the north side surviving. The most conspicuous stone of the group, 6 ft. high, forms the S. side of the inner compartment, while a couple of small slabs, probably only the stumps of larger stones, represent the north wall. There is no end stone; though there are two fallen stones in the chamber besides what may be a displaced lintel now resting to the west of the innermost transverse slab. With the exception of the tall stone mentioned, the side slabs are now 1 - 2 ft 6 in. high while the transverse stones are lower still Visited 19.7.56

A S Henshall 1963, visited 19 July 1963; V G Childe 1944.

Fully described above.

Revised at 1/2500.

Visited by OS (W D J) 28 March 1962.

### **3 Leachkin, Hollow Stone**

Type of Site: Stone

NMRS Number: NH64SW 7

Map reference: NH 63 44

Parish: Inverness

Council: Highland

Archaeology Notes

NH64SW 7 c. 63 44.

The hollow stone lies on the summit of the ridge of Leachkin above the Mental Hospital. The stone is flat and hollow in the

centre resembles in size and shape a child's coffin. The greater part remains but the foot is broken or weathered away. At one end it used to be hooded over like a cradle and was known variously as Cradle - stone and Clach-na-shia (Fairies' stone)  
ISSFC 1885.

Local enquiries failed to find any knowledge of this stone or its location.  
Visited by OS (W D J) 28 March 1962.

#### References

ISSFC (1885 i)  
'Excursion to Craig-Phadrack and the Leachkin',  
Trans Inverness Sci Soc Fld Club, 1, 1875-80, 336, 339, 340,

## **Appendix 4: Topic Groups for Site visit on 3<sup>rd</sup> of December**

### **Topic Group 1 - Woodlands and Landscape**

Issues to consider

Woodland Management Plan

- Management based on ecological principles
- Management for recreation, amenity and landscape
- What is there? Woodland audit
- Expansion of woodland?
- Restructuring of woodland?
- Management of woodland?
- Roe Deer issues?

Wider landscape issues

- Landscape principles for the site?
- Grasslands and scrub areas
- Landscape features

### **Topic Group 2 – Recreation, Interpretation and Education**

Issues to consider

Recreation Management Plan

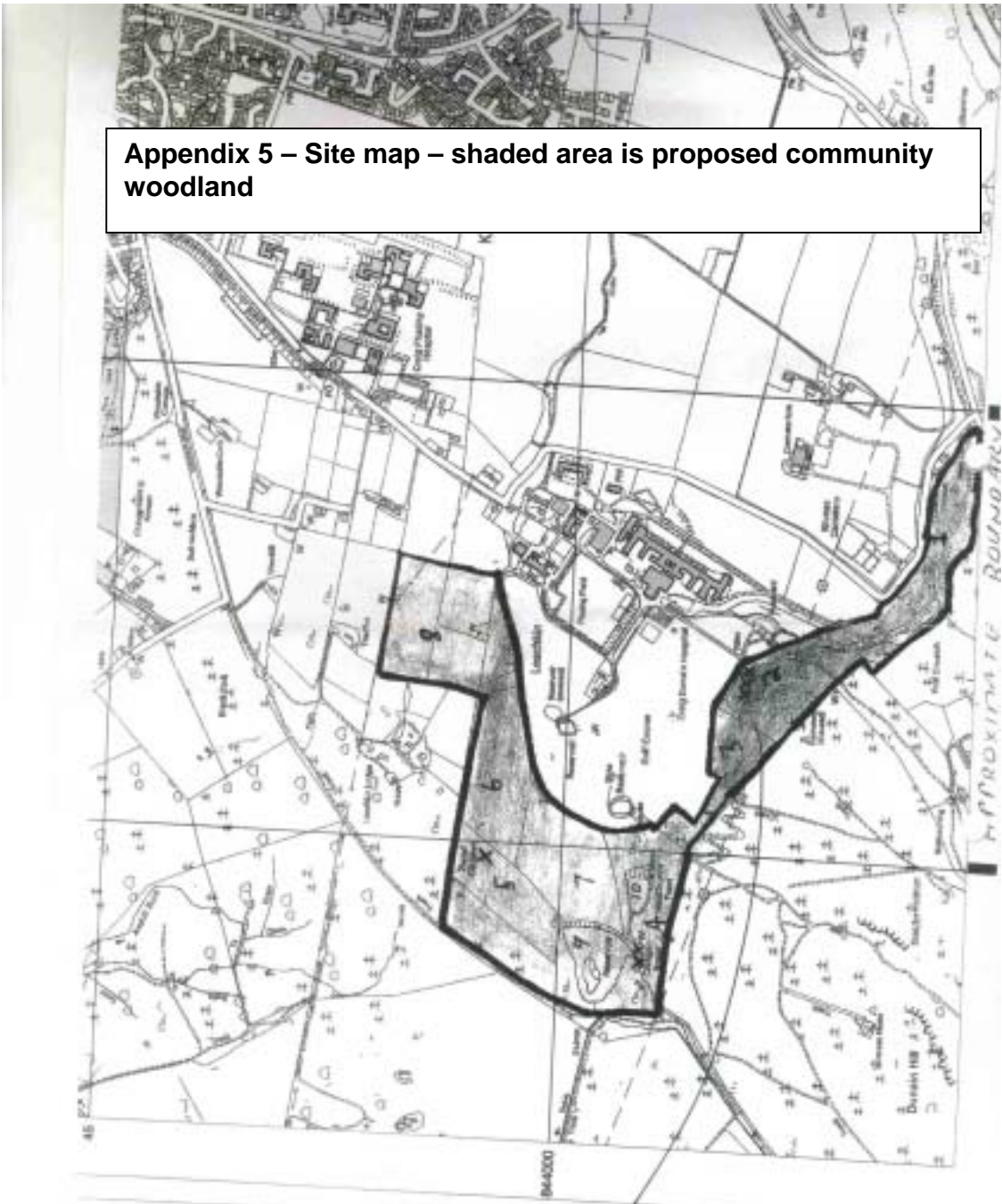
- Types of recreation
- Location of recreation
- Recreation infrastructure – path network
- Interpretive audit – natural and cultural heritage
- Interpretive message

- Audiences for interpretation and education – who are they
- Management and maintenance
- Risk assessment

### **Plenary Discussion**

- Developing a stakeholder list
- What do people like and dislike
- Views of young people in the community
- Any negative connotations of community management that need to be addressed

Appendix 5 – Site map – shaded area is proposed community woodland



## **Appendix 6**

### Greeninverness Partnership Plan 2004-2006

#### Aim

To develop a Strategy and action plan for existing and future greenspace in and around the City of Inverness and demonstrate the value of these spaces through partnership projects with the local communities, the public bodies, Agencies and those with interests in the land, whilst developing a viable plan for taking this initiative forward as a Community Trust.

#### Objectives

- To Identify the potential value that greenspaces have to communities
- To Develop or Improve existing and new greenspaces that are valued by communities
- To Sustain these spaces through sustainable development plans
- To make greenspaces more Accessible to a wider group of users
- To Link projects to other initiatives and funding streams that share the same desired outcomes
- To Promote and Publicise the value of greenspace
- To develop Guidelines/Standards for existing and future greenspace that are relevant to the area
- To develop a plan to establish greeninverness as Community Trust that can take interest in greenspace land, its future development and management.
- To evaluate the success of this initiative and its projects