Scottish Forestry
Coilltearachd na h-Alba

Broadford Woods

Management Plan

2026 to 2036

Draft 22.4.26 [V4 BT]

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

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Management Plan

Please refer to the Management Plan Guidance note for advice on how to complete your management plan. This template does not include a section for thinning permission.

You must have an approved Management Plan before you can apply for Forestry Grant Scheme funding.

1. Details

Management Plan Details			
Management Plan Name:	Broadford Woods		
Business Reference Number:		Main Location Code:	
Grid Reference: (e.g. NH 234 567)	NG639243	Nearest town or locality:	Broadford
Local Authority:		Highland	
Management Plan area (hectares):		31.43 ha	

Owner's Details			
Title:	Mr	Forename:	Jeffrey
Surname:	Geary		
Organisation:	Broadford and Strath Community Company	Position:	Director/Treasurer
Primary Contact Number:	Click or tap here to enter text.	Alternative Contact Number:	
Email:	jeff@broadfordandstrath.org; also mail@broadfordandstrath.org		
Address:	Tigh na Bruaich, Torrin, Broadford, Isle of Skye		
[NOTE Registered office: T C Young Solicitors, Merchants House, 7 West George Street, Glasgow G2 1BA]			
Postcode:	IV49 9BA	Country:	Scotland

Agent's Details			
Title:	Mr	Forename:	Bruce
Surname:	Taylor		
Organisation:	Brambletree Management Ltd	Position:	Forestry consultant
Primary Contact Number:	07881511237	Alternative Contact Number:	
Email:	bruce@brambletree.co.uk		

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Management Plan

Address:	Bramblewood, Munlochy		
Postcode:	IV8 8PF	Country:	Scotland

Access Consent		
You are not obliged to give us consent to enter your land, however if we are denied access to your land, and cannot carry out an assessment because of this, we may reject your application. This consent is for access to assess this application.		
Do you give consent for Scottish Forestry to access your property?	☒ YES	☐ NO

Approval - to be completed by Scottish Forestry staff:			
Management Plan Reference Number:			
Plan Period: (ten years) (day/month/year)	From:	To:	
Operations Manager Signature:		Approval Date: (dd/mm/yyyy)	

2. Woodland Description

Give information about the following:

- past management of the woodland
- current species and ages
- statutory and non-statutory constraints (e.g. designations, archaeological interests)
- existing or potential public access
- woodland protection

Use the Land Information Search to help you complete this section. For more detailed information on the Native Woodland Survey of Scotland use the Scottish Forestry Map Viewer found on our website: forestry.gov.scot

2.1 Maps required

Provide maps to support your plan, as outlined in the guidance note. Please list all of the maps that you are including with your management plan.

List of maps:
Species map
Felling map
Restock map
[see Concept Map supplied]

2.2 History of management

The area currently referred to as Broadford Woods comprises two distinct areas:

1) An area of 19.1ha (from a total 23.17ha) acquired in 2011 from Forestry Commission Scotland ('Broadford Community Wood'), and

2) An area of 12.33ha acquired in 2026 from Highlands & Islands Enterprise ('Broadford North Wood').

Broadford and Strath Community Company (BSCC) acquired both woodland areas to secure the management of the wood for community benefit.

Area (1), 'Broadford Community Woodland': Here the mature timber had been felled and extracted by FCS in 2002, apart from approx. 5ha of poorly grown crops, and the site was left unplanted. Regeneration of Sitka spruce has since occurred over some of the felled area.

BSCC has achieved community benefit objectives by taking some of this land out of woodland management to develop as a campsite and community hub. Around ~19ha remains as a mix of woodland and open ground habitats. The main changes are:

- the construction of a path along the southern and western boundaries, linking to the wider FLS forest to the west (now predominantly felled) to create a circular route around Cnoc na Cachaille

- the removal of small areas of Sitka spruce regeneration
- the creation of a wildlife pond for outdoor learning in the southeast of the wood
- the creation of a community hub and allotments site ('the Growers Hub'), with pedestrian access to the woodland
- the creation of a community campsite ('Camping Skye')
- the creation of an outdoor learning area for children ('Corry Capers') in part of the forest

The remainder of the wood has seen minimal management intervention and has been allowed to develop naturally. A Forest Plan compiled in 2017 proposed a rapid and radical transformation of the site, with intensive harvesting and extraction of Sitka spruce and restocking with a range of predominantly native species. Felling proposals were also submitted in 2021 and 2023. None of these plans were progressed as professional site assessment and discussions concluded that, given the limited volume of timber and the lack of access, it was not financially feasible to pursue harvesting and extraction at that time.

Area (2): In March 2026, opportunity was taken to acquire from Highlands & Islands Enterprise (HIE) neighbouring woodlands extending to 12.33ha, including a small area of land to the southeast suitable access and stacking. This adjacent area is known as 'Broadford North Wood'. There has been no active woodland management of Broadford North since the southern portion of the wood was clearfelled around 2011 and left to regenerate naturally.

In addition to extending the current woodland for community benefit, the acquisition and felling of Broadford North Wood provides a potential mechanism to make conventional harvesting viable by spreading the cost of machinery deployment and access creation.

Both woodlands comprise a mixture of mature spruce and other poorly grown conifers understood to be planted around 1977 by the Forestry Commission. There is a deer fence, in good condition, on the eastern and northern boundaries but otherwise old and dilapidated stock fencing serves as a boundary marker rather than a barrier to animal movement. There is no stock on the adjoining land but red deer are now present in the area in numbers that will impact on future restocking. .

2.3 Species and age

The forest areas are stocked with Sitka spruce and lodgepole pine, predominantly in pure crops, with Sitka occupying the greatest proportion, but also in mixture, where Sitka is again usually dominant.

Compt = compartment. See map

Broadford Community Woodland

Compt	Sub-compt	Species	Origin	P-Year	YC	Area (ha)
1	a	SS	NR	older		0.40

		NBL/MC	NR	older		1.26
		Unplanted				2.08
1	b	NBL/MC	NR	older		1.21
		Unplanted	Campsite			2.49
1	c	OL	Growers Hub			1.58
1	d	SS	NR	older		0.75
		SS	Planted	1977	YC4 - YC10	0.25
		MC	Planted	1977	YC4 - YC10	1.58
		Unplanted				0.41
1	e	SS	NR	older		0.97
		SS	NR	young		0.65
		Unplanted				2.84
1	f	SS	NR	older		0.21
		SS	Planted	1977	YC4 - YC10	2.99
		Unplanted				1.18
1	g	SS	NR	older		0.13
		SS	NR	young		1.06
		SS	Planted	1977	YC4 - YC10	0.22
		Unplanted				0.91
Total						**23.17**
Area excluding land taken out of forest area for campsite and growers' hub (shown above with stippled background and compt referenced to map)						**19.10**

Of the remaining 19.1ha of woodland in the area acquired in 2011 most is a matrix of regenerating trees and open habitats. Around 5ha is covered with plantation conifers from the 1970s , predominantly Sitka spruce with small pockets of hybrid larch and lodgepole pine. The spruce stands on flatter, wetter ground are of poor or moderate quality, with younger stands on sloping, relatively well-drained ground showing much better growth. Approximately 7ha of the woodland has younger, (<20 years) naturally regenerating woodland comprising ~2.5ha broadleaves (mostly birch, sycamore and willow) and 4.2ha Sitka spruce. To the north of the campsite and to the east, on wet ground adjacent to Growers Hub, regeneration is predominantly willow.

Elsewhere, regeneration is almost entirely Sitka, including an immediate post-felling pulse, growing well in very narrow lines following disturbed extraction routes, and an expanding zone of regeneration around the small mature block used by BSCC's 'Corry Capers' outdoor learning group. More recent pockets of Sitka regeneration, higher on the central ridge, look less healthy and are showing signs of nutrient (phosphorus, nitrogen) deficiencies.

The remainder of the site is a mix of open ground habitats. The top of the main ridge is heather dominated, whilst damper areas are rush-dominated. One small area in the northeast has bog-cotton, and could be returned to peatland.

Broadford North Wood

Compt	Sub-compt	Species	Origin	P-Year	YC	Area (ha)
2	a	NBL	NR			2.31
		SS	Planted	1977	YC4 - YC10	0.20
2	b	SS	Planted	1977	Windblow	0.21
		Unplanted				0.34
		SS/LP	Planted	1977	YC4 - YC10	1.08
		LP	Planted	1977		1.21
		SS	Planted	1977	YC12 - YC16	2.75
		SS	Planted	1977	YC4 - YC10	0.93
2	c	Unplanted				0.34
		SS	Planted	1977	Windblow	0.25
		SS	planted	1977	YC4 - YC10	2.71
Total						**12.33**

There is very considerable variation in growth rates of the Sitka: most is moderate, with some good timber in the south-east corner, but there are also areas where the spruce has been severely checked.
The lodgepole is also of mixed quality, including both south coastal provenance (with relatively high volume but very poor form and heavily branched), and an inland provenance (less volume, cleaner form). Growth rates are more consistent but moderate at best. One area appears to have high mortality which may reflect *Dothistroma* infection.

There are pockets of windblow apparent: there are two areas on the western fringe where Sitka has blown, and some damage to lodgepole stands on the eastern edge of the wood. Vigorous spruce regeneration is apparent where lodgepole has died and/or blown.
There is an unplanted strip along the eastern and southern fringes of the wood and some unstocked wet areas by the stream at the western boundary but other than a couple of very small glades there is almost no internal open ground.
There are no established watercourses other than the boundary stream, but surface drainage and standing water is apparent in much of the northern and western parts of the wood.

2.4 Constraints and designations

There are no statutory environmental designations at or immediately adjacent to the woodlands. The Cuillins Special Protection Area, designated for golden eagles, extends to within ~1400m of the Broadford North Wood, while the boundary of the Cuillin Hills NSA is further west. The western portion of the BSCC area is part of the Cuillin Wild Land Area. None of these designated sites should constrain the community's proposals for the woods.

There are no designated heritage features in or adjacent to the woodland.

There is an overhead powerline in the south east corner of the wood which is not considered to be restrictive.

Dothistroma needle blight (DNB), an economically important disease of conifer trees, particularly pines, could influence decisions on felling lodgepole pine or the replanting of pines in future.

There are no signs of *Phytophthora ramorum* in the larch stands, although the fungus has been recorded on Skye.

The Ancient Woodland Inventory has no records of ancient woodland within 2km of the site.

The risk of wind damage is a significant constraint to woodland management. The average windiness of a site is assessed using the DAMS system. The DAMS score across the Broadford woodlands is 17, reflecting the regular experience of westerly gales. This level of exposure, particularly when combined with poor drainage, is a significant constraint to commercial timber crops but should not impact on native woodlands.

A small stream runs through the woodland area, forming the boundary between the Broadford Community Woodland and Broadford North Wood. There are no other formal streams within the property, although there is significant standing water and surface drainage in the northern portion of the wood.

Rhododendron, fuchsia and gorse are present in the southern portion of the North wood with some evidence of spread northwards occurring.

Red deer are present and will be a major issue for any future restocking.

Protected species such as EPS (otter and bats) and raptors (Golden and Sea Eagles) may be present or use the site. A mammal and bird survey may be required.

Water treatment works to south of the North Wood may require a cordon sanitaire, and buffers to activities on the adjoining land that are potentially incompatible or at risk of causing disturbance to the facility.

Deep peat is present in parts of the site, which has been highly modified by past cultivation and drainage activity to the extent that the hydrology cannot readily be

restored. Future actions will be guided by Scottish Forestry's "Deciding future management options for afforested deep peatland" practice guide. .

2.5 Public access

BSCC sees the creation of a safe and attractive paths network as fundamental to its aim of achieving an inclusive and eco-friendly community for all. Since 2003 BSCC has supported the development of over 6km of paths in the Broadford and Strath area.

The Rathad na Cloinne ('Path of the Children') woodland path was created by BSCC soon after acquiring Broadford Community Woodland in 2011. The path runs along the edge of the Community Woodland and creates a link to wide forestry tracks in the adjacent Broadford Forest (formerly known as Skinidin Forest), which is managed by FLS. The resulting loop path is accessible to all abilities, being compacted gravel surfaces with shallow to moderate gradients.

The Broadford North Wood acquisition will enable the construction of a link route between the village and the existing Rathad na Cloinne path, by filling the ~500m gap between the Rathad na Cloinne path and a track running from the old hospital to the telecoms mast. This 'missing link' was highlighted in the 'Paths for People' community survey and report commissioned by BSCC in 2024. Part of this route crosses land already owned by BSCC.

If a new access were to be created at the south of the wood to facilitate timber harvesting and extraction, this could subsequently be used as a public path.
There is considerable potential for less formal paths, including the extension of the short length of path at the Growers Hub to provide access into both Broadford Community Woodland and the Broadford North Wood at its south-western corner.

2.6 Woodland Protection

Plant Health (including tree health and invasive or noxious plants)
Risks of *Dothistroma* needle blight (DNB) and *Phytophthora ramorum* *Rhododendron ponticum* *Fuchsia*
Deer, Livestock and other mammals
Red deer present in numbers that require tree crops to be protected by deer fencing
Grey Squirrels
N/A
Water & Soil (soil erosion, acidification of water, pollution etc.)
Minor stream to protect during forest operations
Environment (flooding, wind damage, fire, invasive species etc.)

High windthrow hazard risk to conifer crops once they achieve a critical height. Wind limits management options such as thinning or LISS (Low Impact Silvicultural System)
Climate Change Resilience (provenance, lack of diversity, uniform structure)
Current varied structure provides resilience to climate change. Species diversification, including a higher proportion of native species, would be beneficial.

3. Vision and Objectives

Tell us how you intend to manage the woodland in the long term and your goals for its development.

3.1 Vision

Describe your long term vision for the woodland(s).

The people of Broadford and Strath will work together to create a woodland resource which brings social, environmental and economic benefits now and for future generations. The long-term vision is to transform the site from inaccessible monoculture plantation to accessible, nature-friendly mixed woodland that supports community wellbeing, enterprise and learning.

To achieve these aims we will

- Promote the expanded woodland as a venue for community volunteering and learning
- Create new paths so that people can access the woodlands for leisure, health and enjoyment
- Restructure the woodland in favour of native species, locally sourced / grown as far as possible, to support nature and biodiversity.
- Encourage diverse habitats by retaining/restoring peatland and wetland areas, and tackling invasive species
- Develop appropriate small-scale projects (e.g. wood fuel) to generate income that will support the long-term sustainability of the community woodlands

These plans have been shaped through community consultation and are supported by the Broadford & Strath Local Place Plan (LPP), which highlights the woodland as a community priority. The vision for the woodland is informed by many of the needs identified through the LPP, including outdoor recreation & wellbeing, biodiversity & nature, and community cohesion.

3.2 Management objectives

Give your objectives of management and also how you will manage the woodland sustainably. Your objectives should be specific and you should also be able to measure their outcomes.

No.	Objectives (including environmental, economic and social considerations)
1	To promote and coordinate community involvement in the management of the woodlands, and develop the woods as a venue for community volunteering. To create new opportunities for volunteering and broadening community use of the forest through school visits, guided walks and events.
2	To increase the contribution of native broadleaves and Scots pine to the woodland cover
3	To develop new paths for public access, including links between the Growers Hub, the telecoms mast and the Rathad na Cloinne path. To improve access and provision of seating in the woods to allow all of the community to get involved in and benefit from the woodland environment.
4	To remove invasive species and Sitka spruce regeneration
5	To retain and restore peatland and wetland areas
6	To develop additional projects and manage the wood to contribute to the sustainable development of the Broadford area. To increase the local economic benefit of the forest and build community capacity and resilience.

4. Stakeholder Engagement

This may be required depending on the work you intend on carrying out in the woodland and the constraints or designations that have been identified.

Individual/ Organisation	Date contacted	Date feedback received	Response	Action
To be completed				

5. Analysis and Management Strategy

Analyse the information from the previous sections and identify how to make best use of your woodland and its resources to achieve your objectives.

5.1 Constraints and Opportunities

Using the table below analyse any issues raised or relevant features within your woodland and record the constraints and opportunities.

Feature/Issue	Constraint	Opportunity
No roads into the woodland or utilisable brash tracks for harvesting machinery	Isolated stands of maturing timber that will now be difficult to harvest economically	Harvest using low impact, small scale machinery and utilise the remaining coniferous timber on-site for community woodfuel.
Clearfelling of conifer stands	Impact on local landscape and sheltered woodland environment for recreation	Retention of less well-grown parts of the crop for landscape and wildlife habitat.
High red deer population locally	Herbivore impact on restock sites unless protected by deer fencing or regular heavy culling.	Local employment in deer control and/or fencing and fence maintenance.
Deep peat present in parts of the area	Disturbance will lead to degrading and increase in emissions of greenhouse gases (GHGs)	Restore areas of wetland and deep peat to enhance biological diversity and improve habitat linkage. Leave areas of deep peat and riparian flushes as open habitats and take opportunities to link and enhance wetland habitats.
Sources of coniferous seed source	Invasive natural regeneration of conifers at random stocking density that conflicts with restructuring intentions.	Regeneration can be managed to restock parts of the site where it achieves sufficient stocking density and do not conflict with longterm objectives.
Scale of operations required to deliver conversion of coniferous forest to a more diverse woodland.	Large scale operations such as harvesting are conventionally done by external contractors	Opportunity for community involvement on post-harvest planting and maintenance. Providing training events and local ownership of the project to ensure sustainability in future management.
Additional detail:		

5.2 Management Strategy

Following your analysis, provide a broad statement describing your management strategy. Consider all aspects (economics, access, biodiversity, landscape) and pay particular attention to your silvicultural strategy for meeting your management objectives.

The management strategy for the whole woodland area will be to promote community and environmental benefits by implementing a sustainable plan for replacing the conifer monocultures with a more diverse range of species. This will include a greater proportion of native broadleaved species, or with a mix of broadleaves and conifers, with increased areas of open ground habitats.
These plans are developed and progressed with reference to past feasibility studies, planning reports and a business plan together with continuing community consultation and participation going forward.

6. Management Proposals

Tell us the management operations you intend to carry out over the next 10 years to help meet your management objectives for the woodland. If you intend to carry out felling (e.g. clearfelling) you must apply for permission separately.

In March 2026, BSCC acquired Broadford North Wood and an additional small plot of land to create a new access road into the wood from the industrial estate to facilitate timber harvesting and extraction.

Broadford North Wood will be mainly clearfelled and restocked with a mix of broadleaved and conifer species. The northern corner of this wood will be retained, being poorly grown and on peatland/wetland more appropriately managed by minimal intervention.

Due to their small scale, slow growth rate and low timber value, there seems little value in felling any of the Broadford Community Woodland conifer stands immediately. Instead they could be allowed to grow on to maximise their productivity and meantime provide long-term retention of cover in an otherwise clearfelled site.

At best, there are potentially two small, isolated stands in the Community Woodland available to fell but with some additional roading costs and logistics These are shown as Compts 1f3 and 1f7 on the forest compartment map. They could be felled and restocked as part of the Broadford North Wood harvesting operation but a suitable extraction route will need to be identified, to avoid crossing the wide wetland area alongside the stream which forms much of the boundary between the holdings.

Clearfelling the woodland in one operation has several advantages. It is the most efficient, both practically, in terms of machine deployment, and bureaucratically, for BSCC in terms of contracts and permissions. Furthermore, it almost certainly offers the best chance of generating sufficient surplus to fund access provision and restock.

A stacking/turning/loading and servicing area will be constructed in the southeast corner of the area to the south of the main forest using local aggregate compacted to form a level and well drained surface. The transport route will be southward between two development plots onto the unadopted road through the industrial estate to join the A87, an agreed timber transport route. A Timber Transport Management Plan (TTMP) will be agreed with Highland Council.

Poorly grown Sitka spruce, established by natural regeneration in the central area of the Community Woodland (1e3, 1e10 and 1e11), will be removed and replaced with scattered groups of native broadleaves and Scots pine.

Opportunities for the creation of new woodland crofts could be explored in order to encourage a locally focused approach to forestry which can deliver benefits to remote communities.

Existing access paths will be maintained, drains kept clear and new link paths constructed through Broadford North Wood.

Environmental Protection During Felling

- **Soils:**
  - Minimise machine tracking on wet ground; use brash mats.
  - Care will be exercised as far as practicable where felling areas coincide with sensitive deep peat soils. Non-intervention zones to be marked out on site.

- **Water:**
  - Maintain 20–30 m buffer on watercourses.
  - Install sediment traps and silt fencing where required.
  - No refuelling within 50 m of watercourse.
  - The 5th Edition Water guidelines will be adhered to.

- **Biodiversity:**
  - There will be a pre-commencement EPS survey to check for otter and other protected species.
  - Harvesting to be carried out in period from mid-August to mid-February to avoid the bird breeding season.
- **Archaeology:**
  - A walk over archaeological survey will be carried out pre and post harvesting.
  - Mark and exclude all features with 20 m buffers.
- **Access**
  - All works will be carried out in line with SOAC.
  - Paths to be closed during works and protected from mechanical damage.

- **General**

- All works will be carried out in line with current UKFS.

RESTOCKING OPERATIONS

Restocking within 5 years of felling.

Stocking Density & Design

- 1,800 stems/ha average with lower densities on peatland edge.
- Native woodland design to create naturalistic patterns and open glades.

Ground Preparation

- Ground preparation will be required.
- Mounding : hinge or trench as appropriate to site conditions; avoiding areas of peat >50 cm and >0.25ha in extent.
- This will be carried out by excavator mounding to achieve the stated stocking densities for native broadleaves (1800/ha).
- A walk over archaeological survey will be carried out pre and post harvesting.
- There will be a pre-commencement EPS survey to check for otter and other protected species.
- All works will be carried out in line with current guidelines and at least UKFS.
- The 5th Edition Water guidelines will be adhered to.
- Presence of deep peat and wetlands may limit area that can be restocked.

Planting Method

- Hand planting with notch or T-cut.
- Use of community volunteers in the replanting work, or paid seasonal local employment.
- The seed source for native broadleaves will be 104. In the absence of zone 104, the next best source 105 will be used after consultation with Scottish Forestry.
- Aspiration to grow these native trees in the BSCC Community Tree Nursery as far as practicable, using seed gathered from local sources.
- A native species woodland buffer to be provided along the eastern and southern boundary of the site.

Protection

- Full perimeter deer fencing to Scottish Forestry spec due to high red deer pressure. Full length galvanised HT net with maximum 30cm between vertical wires, 22cm between horizontal wires supported on 2.7m treated rough round or square posts, top and bottom 2.65mm plain wires and all underfilled as required.
- Deer incursions will be monitored and controlled to secure tree establishment
- This will be achieved by regular checks for any deer inside the enclosure which will be culled on sight, or removed via a gate if out of season (females). The deer fence will be checked at least 6 monthly.

MONITORING & REPORTING

Establishment Monitoring

- Years 1, 3, and 5:
  - Sample plots to assess survival, species composition, and browsing damage.
  - Report to Scottish Forestry as required under FGS contract.

Deer Impact Monitoring

- Annual impact assessment using standard DVC categories.
- Adjust cull levels or fence repairs accordingly.

Environmental Monitoring

- Water quality checks during and after felling.

Long-Term Management (10–30 Years)

- Encourage natural regeneration to diversify age structure and to assist structural diversity.
- Removal of invasive species, self-seeding conifer ingress into native broadleaved area.
- Felling of long-term conifer retentions when mature, subject to viability.
- Maintain open ground and riparian zones.
- Review management at year 5 (2031) and the Management Plan every 10 years in line with UKFS. (2036).