

Design and Access Statement

Tombane Farmstead
Eastertyre
Perthshire



Tombane farmstead is located in rural Perthshire (PH9 0LN), off route A827 on the hill overlooking River Tay. It dates from the early 1800s has recently been granted permission to extend the existing cottage and convert an existing outbuilding to form four short term holiday lets under planning application ref:23/00165/FLL

The agricultural outbuilding to the Northwest is to remain agricultural in use and has been applied for and approved under planning application ref : 22/2106/PNA

This application seeks to obtain permission to locate two 'Shepherds Huts' to the north east of the property which will be used to accommodate visitors that attend proposed courses on the site much in the same way as the converted barn is to be used as was approved under 23/00165/FLL.

The proposal also seeks to add a further two car parking spaces which will sit adjacent to the approved car parking area which is located to the North of the existing cottage which will be used by the occupants of the Shepherds Huts



Design

The units are to be clad using mid/light green corrugated steel sheeting with dark green corrugated roofs to ensure that they sit seamlessly into the adjacent hillside. It must be noted though that the view of the proposed units are extremely limited other than that from within the site itself. The external areas are permeable gravel standing with natural timber supports where necessary.

Scale

The footprint of the proposed shepherds huts are 2.6 x 4.9 m with an eaves height of 2.1m. The location of the units is such that they are not obviously visible from any public angle as they are screened by the natural vegetation and topography. As such their proposed presence is deemed to be of limited if not non-existent harm and they will be constructed in such a way as to maximise “off grid” sustainability.

Access

The principle of access was approved under planning application 23/00165/FLL. This proposal seeks to utilise the previously approved scheme which included a parking area to the north of the existing building. The infrequent use of the proposal is deemed to have limited impact on the local traffic and is therefore deemed to be acceptable. Access to the proposed shepherd’s huts will be via the approved driveway located within the homestead of Tombane Cottage that was approved under 23/00165/FLL.

Planning policy NPF 4 Annex A quite clearly states that ‘The decisions made today will have implications for the future generations, Scotland in 2045 will be different therefore we must embrace and deliver radical change so that we tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, reduce inequalities, build a wellbeing economy and create great places.

It then goes on to say that Scotland is to flourish through increased wellbeing, sustainable and inclusive economic growth.

Some of the key Values of which are listed below.

Economy – We have a globally competitive, entrepreneurial, inclusive and sustainable economy.

Education – We are well educated, skilled and able to contribute to society.

Environment – We value, enjoy, protect and enhance our environment

Fair Work and Business – We have thriving and innovative businesses, with quality jobs and fair work for everyone

Health – We are healthy and active

NPF 4 Part 1

A key element of NPF 4 Pt1 is Sustainable place, within this element it highlights the fact that the planets ecosystems are declining faster than at any point in human history and that the natural environment is facing significant challenges, which includes the loss of biodiversity. Since the 1990s alone, wildlife populations in Scotland have declined, on average, by a quarter. This in turn threatens the capacity of the natural environment to provide the services we all rely on, and reduces the impact of climate change.

Improving Biodiversity

The strategy and policies support development that helps to secure positive effects for biodiversity.

The nature crisis, together with the global climate emergency, underpinned the spatial strategy as a whole. The action areas include proposals which protect and enhance the natural environment.

Policy 1 gives significant weight to the nature crisis to ensure that it is recognised as a priority in all plans and decisions. Policy 4 protects and enhances natural heritage, and this is further supported by Policy 5 on soils and Policy 6 on forests, woodland and trees.

It is clear from the above that there is a desire through policy to ensure that the heritage and biodiversity of Scotland is improved, enhanced and maintained.

The Applicants, Mr & Mrs Martin, purchased Tombane farmstead and the surrounding 220 acres of pasture and woodland as two separate lots in December 2021.

The pastureland extends to approximately 60 acres immediately adjacent to and surrounding the farmstead with the woodland extending to 160 acres comprising a substantial forest of Juniper, Scots pine and other native species intermingled with several invasive species that have self-seeded over the years threatening the ancient woodland biodiversity. At the Westerly edge of the forest there are two small lakes which are the one of the last known breeding habitats of the Northern Blue Damsel fly – the majority of the site is classified as SSSI no 1089.

The applicants have already brought in a small number of mixed livestock to manage the pastureland and have registered the property with the Northern Woods Group of Rewilding whom have agreed to assist in the interim funding of the maintenance of the land.

However, whilst there is assistance from this funding there is a commitment from my clients to continue to ensure that they oversee this responsibility for the foreseeable future. It is with this in mind that my clients require financial assistance to be able to ensure that this commitment is fulfilled to the full. To this end it is important for them to establish a sustainable rural enterprise at the property to support both their family and the stewardship of the land and the SSSI.

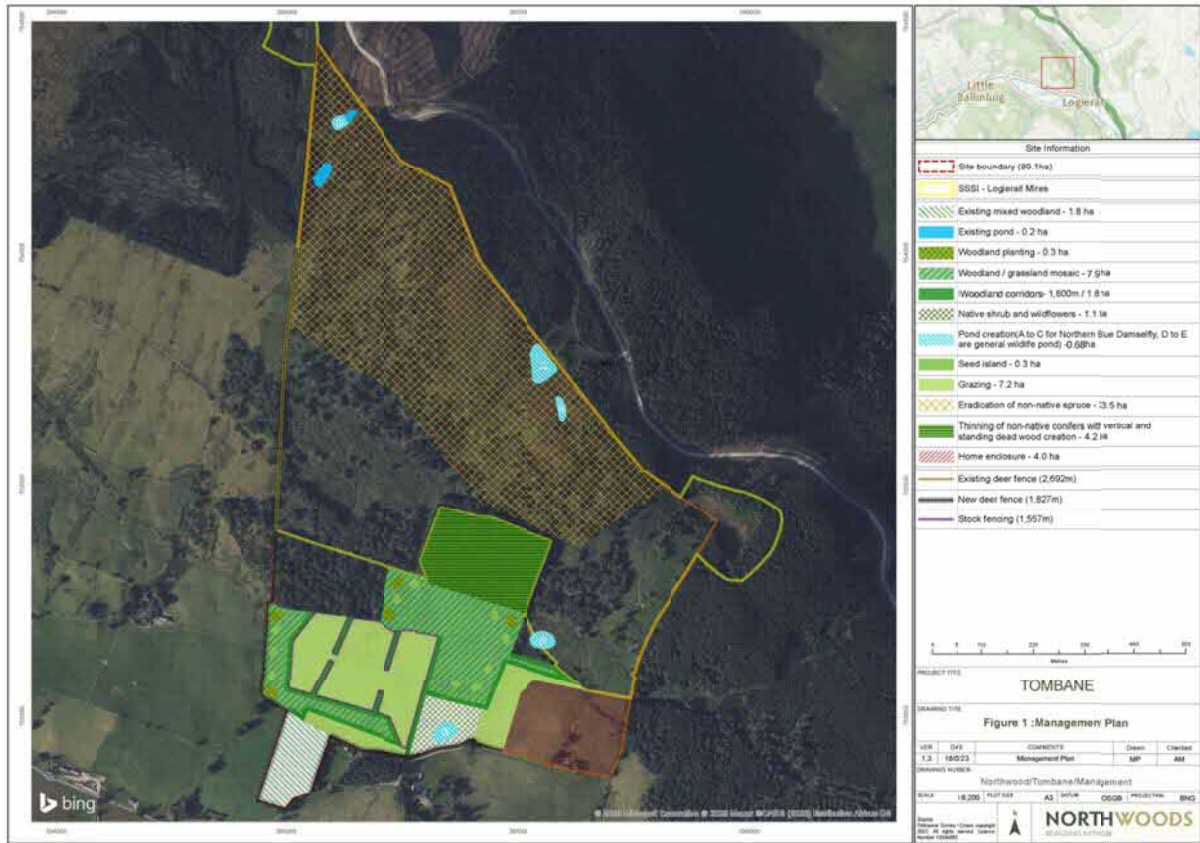
Mr Martin holds a diploma in Herbology from the Royal Botanic Gardens Edinburgh where he continues to lecture as a consultant herbologist and botanist and running his own course at the RBGE under "Call of the Wild". Previously he was a founding director of Inverarity Vaults - now Inverarity Morton the largest independent wine and spirit merchants in Scotland – and more latterly the Secret Herb Garden (SHG) www.secretherbgarden.co.uk and the Secret Garden Distillery (SGD) www.secretgardendistillery.co.uk located on the south side of Edinburgh. Mr & Mrs Martin developed SHG & SGD from a derelict site in 2012 into an award winning herb garden and gin distillery turning over a combined £3 million prior to its disposal in July 2022.

The applicants consider the land and farmstead hold significant potential in connecting people with the importance of proper land management, nature, and conservation which is in line with the principles of NPF 4. They are looking to establish courses to educate others which will hopefully inspire others to understand the importance of maintaining a balanced environment. A series of courses are already under development, including beekeeping based around Mrs Martin's hives which have been relocated to the property from the Secret Herb Garden.

The applicants are extremely well qualified and have the proven track record required to ensure that the unmanaged SSSI woodland will be brought back to its original natural state. However, in order for my clients to be able to carry out this stewardship, they will require financial assistance as this commitment cannot be fulfilled through passion alone. As such an application was made to Scottish Natural Heritage (NatureScot) which was approved 10 August 2023.

The rewilding grant (contents of which are attached) have been approved to allow my clients to restore the ancient pinewoods in Logierait Mires SSI through the removal of deer and non-native conifers.

Wetlands, including ponds, will be created and revitalised to protect the northern damselfly and support a host of other aquatic life. New woodland corridors will establish a network of diverse woodland habitat linking existing woodland within the site and beyond. (See map below showing the extent of commitment involved)

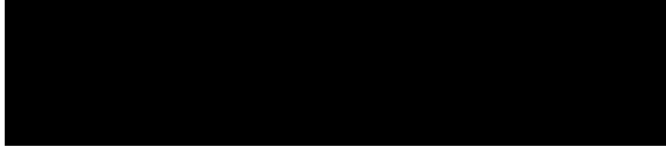


The approved grant is to enable the initial vision to be established, after three years my clients will be responsible both personally and financially to continue this work for the next seven years, this is a condition within the approval of the grant. As such in order to be able to carry out this requirement in full, as stated above they will need to generate income to make this proposal sustainable.

Planning policy NPF 4 Annex A quite clearly states that ‘The decisions made today will have implications for the future generations’. It is with this in mind that it must be taken into consideration that the proposals are not for personal financial gain but will be a key element in ensuring the vision and commitment can be carried out in full which will be of benefit to the area for years to come.

Taking into account all of above and the supporting information attached we believe the application falls within the principles of the NPF 4 framework and as such the principles of the proposal should be welcomed and supported by the local authority.

Hamish Martin



1 November 2023

Our ref: ALC172778

Dear Mr Maccormick,

Logierait Mires SSSI

Thank you for your application, in accordance with Section 16 of the Nature Conservation (Scotland) Act 2004, for consent to carry out, or permit to be carried out, the following operation(s) on land within the above Site of Special Scientific Interest.

Timing of Works	Location	ORC Num(s)	Description of works
October 2023 – April 2024	Land within Logierait Mires as shown on attached map	7, 11,12	Removal of non-native conifer. Self-seeding conifers will be removed from the section of the SSSI marked by orange hatchings in the accompanying site map. Small non-native conifers will be mulched using a low ground pressure excavator or an Alstor 840 type of machine, while larger trees will be manually cut and processed. A majority of arising and mulch will be removed from the SSSI area and located elsewhere on the property. A small proportion of arisings and mulch may be left away from the ponds at the edge of the SSSI boundary, adjacent to a plantation, in an area that is not floristically diverse (NN 95822 53278). Some trunks and large branches of larger trees will be left in situ as dead wood habitat for a variety of woodland fauna (e.g., reptile hibernacula). Work will be carried out by a suitably experienced contractor with experience of sensitive sites. Equipment will access the area of

			operations via the existing track marked in red on the map.
October 2023 – April 2024	Land within Logierait Mires as shown on attached map	11,12,21	Deer fence construction. A section of new deer fence will be put up along 600m of the western boundary of the SSSI (yellow line on map). At present the plan is to locate the new fence on the neighbouring property outside the SSSI. However, there might be some works and access required for certain sections within the SSSI boundary. This would include light ATV access and perhaps clearance of individual Sitka and Larch and removal of any tree fall blocking the fenceline. Work will be carried out by experienced contractors. ATV and fencing equipment and materials via route marked on map in pink.
October 2023 – March 2025	Land within Logierait Mires as shown on attached map	7, 11, 13b	Wetland creation. Three small ponds will be created within the footprint of the SSSI using an experienced contractor, used to working on sensitive sites, with low ground pressure machinery to minimise disturbance, particularly to areas of wet ground. A full detailed method statement will be provided to NatureScot before the start of works for their approval. In summary, two ponds will be created specifically for northern damselfly at NN 9554 5376 (marked A and C on map) and another biodiversity pond will be created at NN 9559 5310 (marked D on map). Ponds will have the following dimensions: pond A will be c.2000m ² , pond C will be c.1300m ² and pond D will be 1500m ² . The ponds will have areas that are gently shelving but also with sections with a depth at edge of 60-100cm and a deeper channel of 2.25m to allow for dry weather. No material will be added to form a base for the ponds and all arisings will be landscaped back on site locally. The majority of the pond edges will be left to vegetate naturally although there will be a small amount of bottle sedge (<i>Carex rostrata</i>) translocation to act as emergence sites for damselfly nymphs.

			Equipment will access the area of operations via the existing track marked in red on the map.
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Scottish Natural Heritage (also referred to as NatureScot) hereby consents to the above proposal(s) being carried out in the manner, timing and location specified.

The issue of this consent does not absolve you from any contractual or legislative responsibility you may have to obtain the permission of any other party prior to carrying out the proposed operation.

Yours sincerely

[By email]

Mara MacKay
Operations Officer – Central Highland





NatureScot

Scotland's Nature Agency
Buidheann Nàdair na h-Alba

