

Supporting Notes for Planning Permission

Proposed Dwelling:

Newlands Farmhouse,
Newlands Farm,
Errogie,
IV2 6UH

Prepared by:

I Parrott and R Jardine
Newlands Farm
C/O Heatherly
Errogie
IV2 6UH

Date:

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1. Justification Against Operational Needs Assessment:

In spring last year, Iseabail Parrott and Ryan Jardine applied for Pre-Planning Advice, to build a house in Errogie, on their own land, Newlands Farm. Iseabail (27) was born and raised in Errogie, part of the fragile community of Stratherrick. [REDACTED]

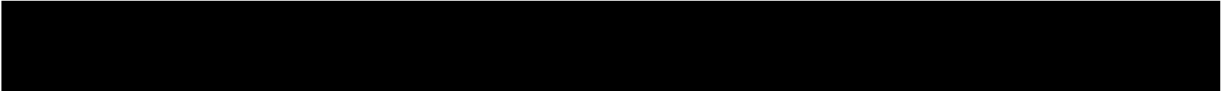
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They bought Newlands Farm in 2018 and have been slowly growing their number of livestock. They currently keep sheep, milk cows, pigs and chickens and grow some veg. Although they're currently only producing food for themselves, they hope to expand and provide homegrown meat, milk, eggs and veg to the local community.

Stratherrick is a fragile community and is much in need of young families, wishing to be involved in the community. In fact, Foyers Primary School has closed down due to having only 4 pupils in attendance. Stratherrick Primary has only a few pupils. The population of Stratherrick is increasingly aged and few families are moving into the area.

The Stratherrick and Foyers Local Place Plan includes this statement, that the community wishes to “Encourage small-scale development of new homes on appropriate sites within the village or woodland crofts in the wider area, prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage. No particular sites are identified as priorities. See ‘Area-wide’ section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes. External partners: Communities Housing Trust, Highland Council”

[REDACTED]



Iseabail and Ryan's house plans comply with Policy 17 (Rural Homes), 17a and 17 c)i. The advice given was to get an Operational Needs Assessment under policy 17a. They feel, however that this is an unjustifiable cost when they can bring so much to the area already through living and working in the community of Stratherrick. Living on the farm is a necessity for the work they wish to do and the location of the house and style of build is all suited to the area.

Building their own home is also more affordable than buying one locally. They're hoping to build a straw bale, eco house and will do most of the work themselves to save costs. The house will look in keeping with other local houses and be big enough for the growth of their family.

2. Statement on House Build

The house Ryan and Iseabail intend to build will be a one and half storey, of timber frame construction with straw bale infill, in keeping with the eco-friendly, sustainable way in which they wish to live. The exterior will be lime rendered and vertically half-clad with larch. It will have wooden windows and doors and a steel roof, with south facing dormer windows and north facing skylights.

The north side of the house (and main entrance) will have a lean-to containing a porch, a wet-room and a pantry/dairy/food storage room. This will be a practical and utilitarian space within the house in order to accomplish the tasks involved in running a farm.

For the septic system, the couple intend to build a traditional septic tank and drainage field and soakaway for surface water.

The couple intend to connect to both mains water and mains power but would like to install renewable systems, for example, they'd like to install solar panels to offset their energy consumption.

As it is necessary for the couple to live on site, they intend to live in a static caravan, situated on their farm not too far from the house site, whilst they build the house. This will then be removed at the end of their house build. Ref, see Proposed Site Plan NFSP001

3. Landscaping/Planting Maintenance Plan

The couple intend to plant many trees and natural hedges on their farm and particularly in and around their house site, the “garden ground”. Ref Tree Planting 001.

The couple will plant native species, fruit and nut trees, bushes, hedgerow trees and larger trees. On the east side of the garden ground, neighbouring An Treabhair and Bein Sgurrach, the couple plan to plant a wide and dense natural hedge (hawthorn, willow, hazel, blackthorn, rose, elder etc) to allow for the privacy of all concerned. This hedge will be approximately 200m long, running from the top corner of the boundary with An Treabhair, down to the bottom of the proposed house site’s garden ground, below Bein Sgurrach. Planting 3 – 4 trees per meter, this will mean planting 600 – 800 trees in this hedge. In order for the trees to grow well, this hedge will be protected by a stock fence and tree shelters.

The couple also intend to plant a few other native trees around the property, such as rowan, and many fruit bushes (black currant, gooseberry, redcurrant etc). They also hope to have raised beds and produce vegetables and fruits in the front, south side garden as well as having a larger vegetable garden elsewhere on the farm.

The garden on the south side of the house slopes downwards away from the house. The top soil that is excavated from the house site will be carefully landscaped into a sloping garden, with possible tiers for flower beds, raised vegetable beds and steps. There will be little flat lawn space, being mostly wild flower meadows to encourage native pollinators.