



# Broch Field Feasibility Study

*Strathyre, Stirlingshire*



*for Balquhiddar, Lochearnhead and  
Strathyre Community Trust*

*April 2020*

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*Strathyre, Stirlingshire for BLS Community Trust*

## Summary

The undertaking of a feasibility study to investigate potential for community ownership of the Broch Field, Strathyre, was awarded to Munro Landscape by the Balquhiddie, Lochearnhead and Strathyre (BLS) Community Trust.

Community surveys, undertaken by BLS, confirmed a strong desire to take ownership of the field, which is utilised as a 'village green' for the local area and hosts regular community events. Key themes emanating from the survey results were taken forward to this study for assessment for viability.

A concept proposals plans was produced to explore the potential for a reimagining of the current use of the field and enhancement of existing features. This was developed alongside investigations into the viability of each aspirational project and detailed costings breakdown.

Overall conclusions from this study are that the Broch field is a much-needed community asset, with regular use and potential for sensitive, low-key community development. Expansion of the current facilities would support both local the community and visitors to the village and area. Implementation of landscaping improvements can be undertaken in conjunction with the introduction of facilities for the provision of a motorhome stopover, which would assist in supporting the ongoing costs of managing the site. There will be a requirement of continued input from the community and fundraising may be required. However, it is

determined that the improvements to the landscape of the site, which can only be achieved through community ownership, would create an attractive and vibrant space which would balance with the additional burden of care required. These improvements would also have the potential to introduce additional use and income streams into the community.

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# 1. Introduction

1.1. The Broch Field is situated on the edge of the village of Strathyre, some 8.5 miles north of Callander along the A84. The site is currently under the ownership of Forestry and Land Scotland (FLS), with the potential for transfer ownership to the local community. The field contains a mix of open grassland, woodland and hard standing parking areas and is dissected by the National Cycle Route 7 (NCN 7) and the Rob Roy Way. The Broch Café sits to the south east of the open field area. The Strathyre community have expressed an interest in purchasing the Broch Field site, with aspirations to protect and enhance current community use within the site.

1.2. Key themes to have emerged from consultation with the community are to retain space within the field for community events and activities and to explore potential for bike hire, community orchard, signage, drinking water tap, enhancements to recreational provision and develop electric vehicle and bike charging points. The potential to develop a motorhome stopover provision has also been included within this study. This project gained a small amount of community support initially, growing later with an understanding of the potential to provide ongoing revenue, to support management of the broch Field site.

1.3. This study seeks to explore:

- The site of the Broch Field and physical characteristics;
- Existing use;
- Community aspirations for the site;
- Landscape context;
- Historical context;

- Planning context;
- Details for key aspirational projects;
- Costing implications and funding opportunities.



Fig 1 - *The Broch Field and Cafe*

## 2. Description of Project

### The Broch Field Physical Characteristics

2.1. The **Broch Field** is a small 2Ha area of open grassland and woodland, with a linear, tarmacked car park running around the north and northwest perimeter. The site is crossed to the northwest corner by the National Cycle Network 7 route and long-distance trail the Rob Roy Way. The Broch Café sits in the southeast corner of the site, in a separate area of landownership. There is a replica broch structure to western edge of the open field area in dilapidated condition. The site is bounded to the east by the A84, to the south by wet woodland, to the west by the River Balvaig and to the north by the Tighanes Burn.





Fig 2 – NCN 7 and Rob Roy Way running along former Callander to Oban railway.

from FLS, with 3 trees noted for full removal and one tree requiring removal of one limb. The full assessment can be found in **Appendix C – Munro Landscape (2020), Broch Field Tree Survey.**

2.2. An **ecological survey** was undertaken to assess flora and fauna within the site. This took the form of a Phase 1 habitat survey, which seeks to provide a basic appraisal of habitat type. Assessment determined that there were no major issues or protected areas which required highlighting. The site was well managed with brash cutting and mowing regime. No Otters were in evidence along the riverside, but they are known to use the surrounding area. Cones were found, suggesting Red Squirrels occasionally use the area. Should trees be felled, further work would be required to ensure there were no dreys in the trees? The full assessment can be found in **Appendix B – Diverse Ecology (2020), The Broch Ecological Report.**

2.3. A **tree survey** was undertaken to determine woodland type and condition. Tree species were recorded within woodland groups and any specimen trees of note and trees with health and safety concerns detailed within the report. The majority of the woodland was found to be in good condition, due to regular management

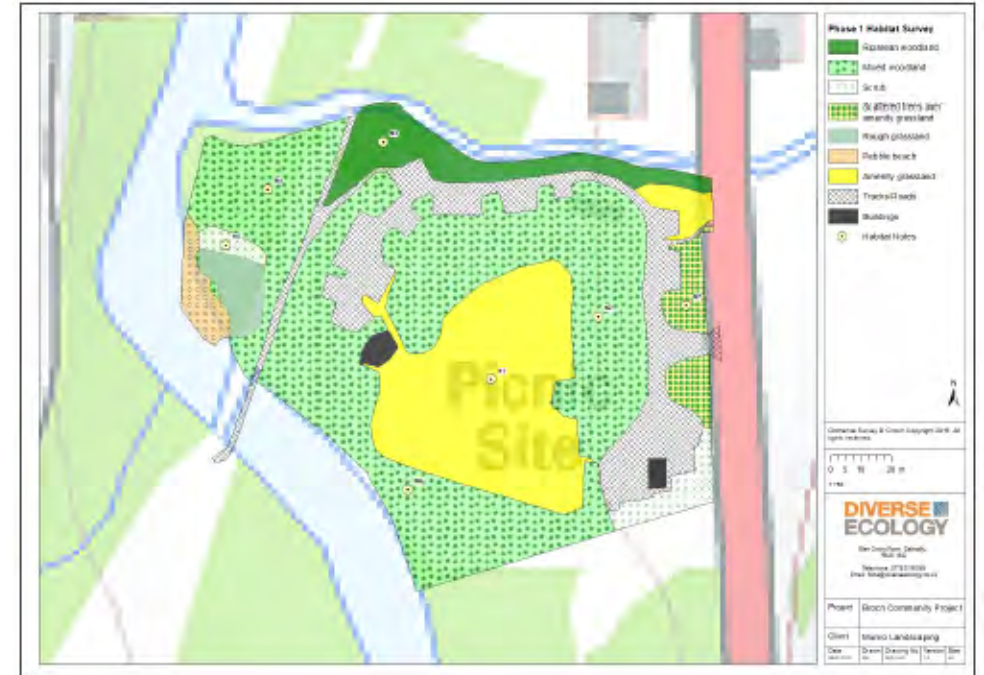


Fig 3 – Ecological survey map

2.4. A **trial pit** was excavated to assess ground conditions within the site. Only one was required, due to similar vegetation indicating no change to soil types within the site. Soil type was determined to be a sandy loam, with water table at 1m depth. This will support a variety planting, with consideration given to flooding and potential saturation of roots during high water level events.



Fig 4 – Tree survey map

2.5. The condition of existing **site furniture and structures** was assessed. The broch structure is dilapidated and has been deemed unsafe by FLS. It is currently fenced off. The structure requires taking down to make safe. There is potential to reuse some stone to either reconstruct at lower level or to create an alternative feature. The footbridge over the River Balvaig appears to be in good condition, however a structural engineer’s survey was not included within the scope of this study. Access will be required to be maintained for NCN 7 and it is recommended that the latest engineer’s survey be obtained from the FLS Community

Assets Transfer Scheme and a full understanding of potential future requirements and future cost implications of including the bridge within any asset transfer. It is usual that a minimum of a yearly engineer’s check would be required. Picnic benches are in reasonable condition at present, likely to need replacing within 5 years.



Fig 5 – The Broch structure

### Existing Use

2.6. The Broch Field is used for **recreational activities** and is the venue for regular community events. The existing car park is the start point for walks within the local area, detailed through online mapping on [www.walkhighlands.com](http://www.walkhighlands.com) and recognised as Core Paths within the LLTNP Core Paths Plan 2019-2017. Walks include access to the summit of Beinn an t-Sithein to the west and within the forested hillsides to the east. The longer distance trails of the NCN 7 and Rob Roy Way run through directly the site.

2.7. The Broch Field is also the setting for the popular **Broch café**, which is access via a shared access point to the car park. The café terrace overlooks the field, directly adjoining. The café utilises outdoor tents during events, but cannot expand provision



utilises outdoor tents during events but cannot expand provision due to small kitchen space. Prior to the current use as a café, the building housed the public toilets for the village.

#### 2.8. **Community use** of the field includes:

- The **Strathyre Music Festival**, an annual event, including market stalls, marquee and tents. The festival utilises the north east quarter of the field and also the car parking area. The festival requires water and electricity, and would benefit from the introduction of mains water to the field, alongside a covered space, toilets and recycling facilities. Current difficulties include flooding, midges, lack of facilities and car parking. Without use of the field the festival would not be able to take place.
- The **Strathyre Christmas Market**, an annual event increasing in popularity, but suffering damage to marquees in 2019. Utilises marquees for covered stalls, car parking, all in the north east quarter of the field. The market requires electricity, water and toilets. Current issues include vulnerability of marquees, car parking and boggy ground underfoot. There is potential to expand to seasonal markets, running through the year.
- The village **fireworks event**, running yearly, utilising the grass area, and car parking. Difficulties include boggy ground underfoot and lack of toilets.

### Community Ideas and Aspirations

2.9. A **community survey** was undertaken prior to the commissioning of this feasibility study, to determine community support for potential purchase of the Broch Field. A total of 42 people completed the survey, all in favour of community purchase. The survey also explored ideas for potential use of the field. Highest scoring was support for existing and additional events, introduction

of football posts, electric bike charging, drinking water tap, school sports, recreational activities, bike hire and community orchard.



Fig 6 – *Strathyre Christmas market*

- 2.10. A further survey was undertaken during a Christmas market within the village hall. Results were similar to the initial survey. Results of both surveys can be found in **Appendix D – Community Survey Results**.
- 2.11. All aspirations have been taken forward for analysis within this feasibility study.

## 3. Landscape baseline and Context

### Landscape Character

3.1. The village has a strong character and identity, formed through unity in architectural style, a linear development with a strong façade fronting the east side of the A84. The name of the village, from the Gaelic ‘Strath Cor’, means ‘broad winding valley’ or ‘sheltered valley’, describing the widening of the landscape, from

the restrictions of Loch Lubnaig to the south. The village is surrounded by rising, forested hillsides, and overlooked by rugged, majestic mountain tops beyond.

### Historical Context

3.2. Strathyre village grew up around the drove route, running along the west side of the river Balvaig. The original village can be found within deserted farmsteads, evidence of mediaeval settlement and agriculture, later strengthened by crofters moving from Balquhiddier Glen. The current afforested character was brought about by the purchase of land in the area by the Forestry Commission in 1933, prior to which the area was open and grazed. Today's main village developed in the late 19<sup>th</sup> Century, due to the development of the Callander to Oban railway line, closed in 1965. The village became a popular tourist destination, and remains so to present day, although accessed now by road and bike and long-distance trail.

### Future Baseline and Do-Nothing Scenario

3.3. The Strathyre community have been given notice that the Broch Field is available for purchase. Should the community not undertake an asset transfer there is the potential that another developer may purchase the land. Due to flooding issues and planning restrictions it is unlikely that the field could be developed, however this is uncertain. Should the land remain with FLS, financial concerns may continue to reduce regular maintenance of the open space, which has the potential to restrict future use of the open grassland. The community could seek to enter into a management agreement to maintain the land, however, less

funding is available to community groups without ownership of the land under management.

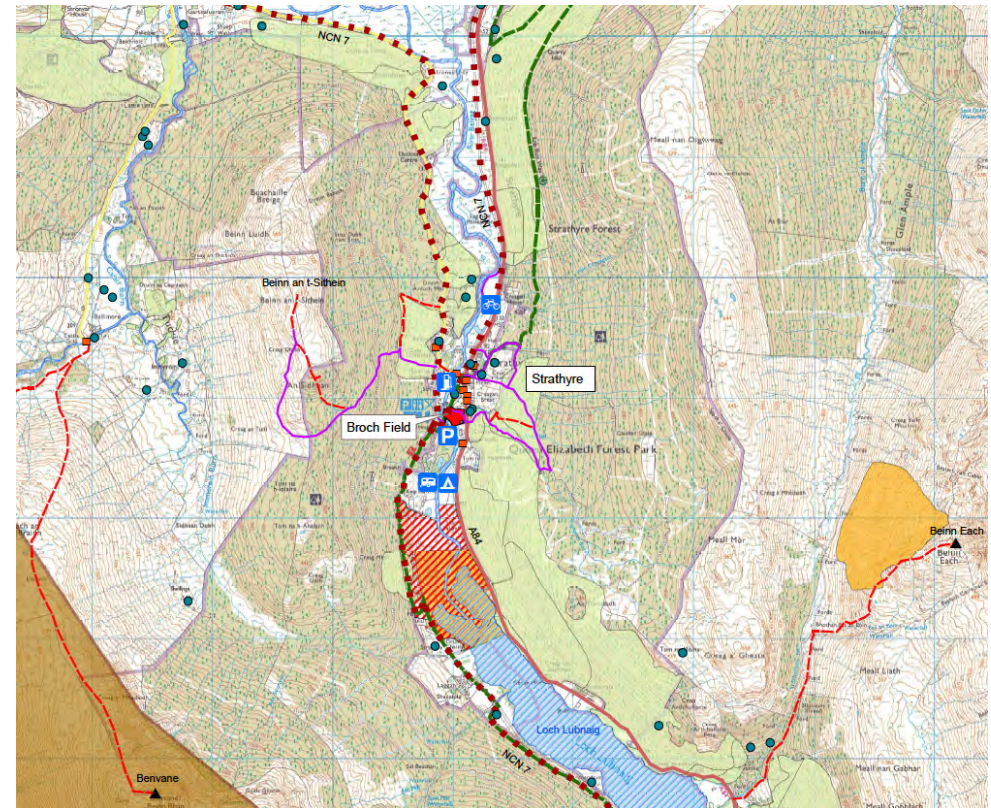


Fig 7 – Local Area Plan

### Planning Context

3.4. Planning requirements and structure are defined for this area through the LLTNP Adopted Local Development Plan 2017-2021. Overarching Policy 1 sets the overriding principle, whereby only development which contributes towards the collective achievement of the National Park's 4 Aims will be supported. The aims being:



- To conserve and enhance the natural and cultural heritage of the area;
- To promote the sustainable use of the natural resources of the area;
- To promote understanding and enjoyment of the special qualities of the area by the public;
- To promote sustainable economic and social development of the area's communities.

3.5. If there is conflict between the aims, conservation and enhancement of natural and cultural heritage takes precedence (the 'Sandford Principle').

3.6. Within the Local Development Plan the Broch Field sits outwith the village boundary, with the open grass area depicted as 'Open Space'. Housing development outwith the village boundary would currently be at odds with planning strategy.

3.7. Open Space Policy 2: Protecting Other Important Open Space, cites that only proposals which "complement the principle use of the site and will result in improved maintenance or enhancement of open space" will be supported<sup>1</sup>.

3.8. Community Facilities Policy 1: Supporting New and Existing Community Facilities, states that community facilities which contribute to the qualities of a successful place will be supported where they are located within Towns, Villages or within Small Rural Communities.

## Wildland

3.9. Although the Broch Field does not sit within designated wildland, the proximity to the Ben More-Ben Ledi wildland area indicates the relative remoteness of the area and visual links to areas with a strong sense of naturalness.

## Ecology and Biodiversity

3.10. There are several protected sites within proximity to the Broch Field. The River Balvaig, which runs around the western edge of the site is a part of the River Teith Special Area of Conservation (SAC), which is protected for River, Brook and Sea lamprey, as well as Atlantic Salmon.

3.11. To the south of the site, circa 0.7km, northern end of Loch Lubnaig is the Loch Lubnaig marshes SSSI, protected for Freshwater pearl mussel, invertebrates, fluvial geomorphology and open water transition fen. This site is also recognised as a Geological Conservation Review (GCR) site due to its rare features of rapid sediment accumulation.

## Historical Artefacts

3.12. Within the village are several listed buildings, including the Monument to Dugald Buchanan, built in 1883, which sits in the centre of the village, opposite the Ben Sheann Hotel. Buchanan was one of the foremost Gaelic poets of the 18<sup>th</sup> Century and was instrumental in assisting Rev. James Stewart of Killin to translate the New Testament into Gaelic.

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<sup>1</sup> LLTNP (2017): Local Development Plan - Policies

3.13. Also protected by listed status is the bridge over the River Balvaig, leading to the single track road to Balquhidder, initially connecting the crofting township of old Strathyre.

3.14. The 18<sup>th</sup> Century military road through the glen, constructed by General Harry Pulteney's soldiers is now followed, on the whole, by the modern A84.

### **Outdoor Access and Recreation**

3.15. There are several core paths identified in the area, most notable being the old Callander-Oban railway, now NCN 7 and the Rob Roy Way, as it passes through the village. The Rob Roy way diverges from the old railway line to the north side of the village, and rises up into the forest.

3.16. A network of core paths access the forested hillsides to both the east and west of Strathyre, diverging at the Broch Field. There is significant potential to provide further promotion through signage and mapping from the Broch Field site.

## 4. Aspirational Projects

The following sheets detail the key projects investigated within this study. Projects have been assessed for suitability for the site, market potential and costs.

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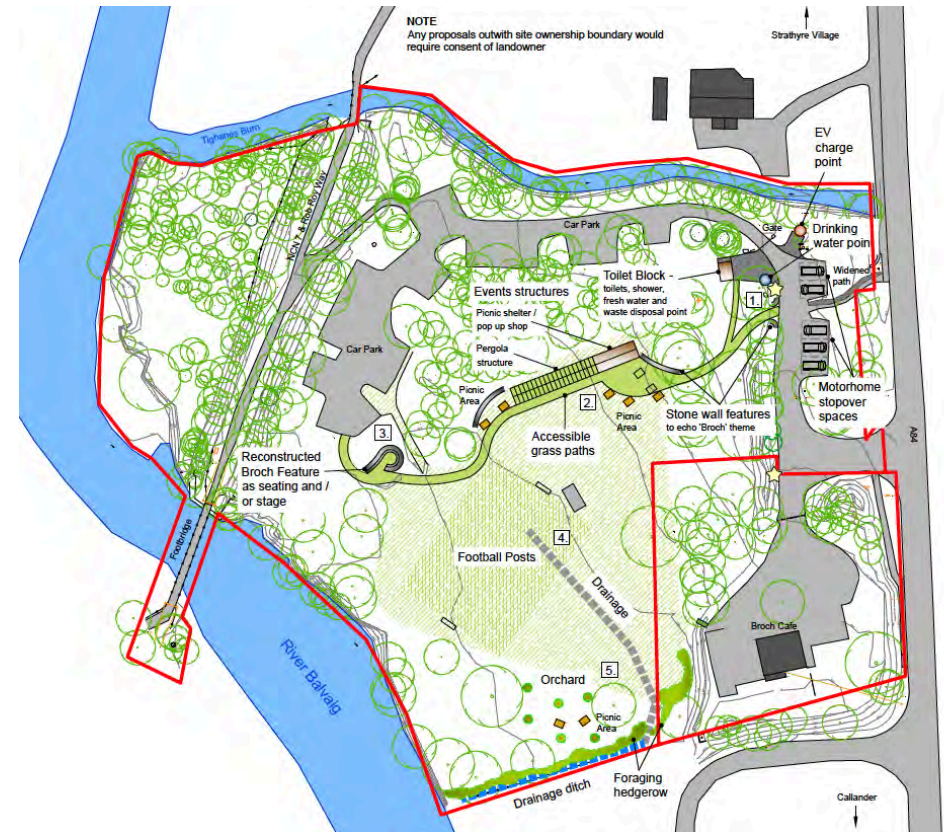


Fig 8 – Concept Proposals



# Events & Recreation Landscaping

## Project Exploration

### Introduction:

Within the Community Survey results, 44% of people voted for retaining and expanding the opportunities for running events and enabling recreational activities on the Broch Field. 38% of the people surveyed voted for the inclusion of football posts and 27% for the introduction of signage to the area.

The managed grassland area and adjacent parking provision provides ample flexible space for open air events and informal recreation. There is good potential to enhance the existing space, develop permanent structures for events and to offer opportunities for all year use.

### Project Outline:

#### Current provision and market:

There is no other open space of a suitable size within the village to host the current suite of events, therefore all community events currently utilise the Broch Field.

#### Overview of proposal:

The iconic feature of the Broch Field is the **Broch structure**, located to the west of the open grass area. The feature is currently fenced off, due to safety concerns and there is opportunity to take down and rebuild at a lower height, incorporating a seating space or a small stage feature.

**Small landscape features** could also be incorporated along the northern edge of the field area and as a gateway from the car park, utilizing reclaimed stone the Broch feature, to develop a strong character to the field and create additional areas of interest and shelter.

The main field suffers from **waterlogging**, particularly after a flooding occurrence. Although flooding cannot be avoided, there are opportunities to include drainage provision which can allow quicker drainage and relief from long lasting boggy conditions.

There is also potential to develop **permanent structures and all ability paths** on the northern edge of the open field area, including an open sided picnic shelter and open pergola structure. The structures have potential to form a frame for marquee sides when needed for events, whilst creating a minimal impact upon the character of the field throughout the year. The picnic shelter would also enable opportunities for pop-up shops through the year, enabling further income generation for the community.

Links to local walks and to long distance trails are not currently promoted to full effect. There is good potential to develop a hub area with **signage** within the car park, focusing on facilities provided in connection with the proposed motorhome stopover and drinking water tap. A Trail head point within the carpark could highlight and develop promoted local walks and cycle routes, with visitors served by the facilities within the toilet block and visiting the Broch Café nearby. Costings provided for signage include a wider trails network, as well as internal signage within the Broch Field.

#### Costings Overview:

For full costs breakdown, see costs planning sheets, key costs as follows:

- Design consultant's costs to draw up planning application - £770
- Design consultant's fees to draw up details for works - £2,300

- Planning fees - £551
- Broch structure works - £26,500
- Small landscape features - £10,000
- Drainage - £6,320
- Permanent structures and paths - £55,240
- Signage - £20,036
- Football posts - £1,000

### Funding:

- *Lottery:*
  - *Awards for All;*
  - *Community Lead Activity;*
  - *Scottish Land Fund*
- *Rural Tourism Infrastructure Fund – should future rounds be announced*



Fig 9 – Concept images for landscape features

### Recommendations:

The Broch Field is an attractive setting and an already popular destination. However, issues with drainage and lack of provision for existing events reduce its appeal as a community asset. Implementation of some or all of the proposals detailed would serve to enhance the landscape quality of the site, improve usability and provide further revenue generation opportunities to support ongoing management and maintenance requirements. There is great potential to create a fully inclusive community space, flexible for a mixture of uses and attractive to locals and visitors alike.



Fig 10 – Concept images for shelter

# Community Orchard & Edible Hedges

## *Project Exploration*

### **Introduction:**

Within the Community Survey results, 29% of people voted for the inclusion of a Community Orchard to be considered within the Broch Field concept proposals.

Depending on the end goal there are several ways that a community orchard can be delivered. As the management and maintenance of an orchard can be quite time consuming it could be started as an edible fruit project. This will allow fruits from trees to be sold in local shops. This will help to raise awareness of the project as well as utilising small yields in early years.

If yields become more abundant as the orchard matures, a programme of drinks, chutneys and jams production could become established. A structured harvest would be dependent on successful growing and also level of foraging. A flexible approach could be taken to ensure fruit is utilised and enjoyed in whichever way works the best for locals and visitors alike.

A more informal approach would be to encourage open foraging for users of the Broch field, negating the need for an organised harvest.

### **Project Outline:**

#### **Current provision and market:**

Existing Locations for orchards

- LLTNP Cashel woods
- Gartmore Primary School
- Gartocharn PS

#### **Overview of proposal:**

Investigations from site survey, trial pits and flooding assessments show that the field is not ideal for orchard planting. The ground will be wet and flooded regularly, which may not suit some varieties. However, a small orchard, focusing on apple varieties could be pursued, with additional fruit production through edible hedgerows, proving food supply and habitat benefit.

At initiation of project it would be useful to engage with John Hancox of Scottish Fruit Trees for support and design advice. He can provide assistance on orchard designs, species selection, and can also assist with practical on-site activities like cider production during harvests. John's fees are from £350+vat per day. He is able to provide a limited donation of time to community groups in the first instance.

A location suitable for tree planting and edible hedgerows is shown on the concept plan, this is indicative only.

#### **Costings Overview:**

- Mixed Orchard Packs from Scottish Fruit Trees - £159, includes 4 fruit trees, plus fruit bushes. This would be sufficient to create a small orchard, plus fruit bushes within a hedgerow.
- Bulk of hedgerow could be supplied by Woodland trust, with 'Wild Harvest' selection.



- Additional packs may be required to create full hedgerow, estimated at £320.
- Potential to expand into community garden if dedicated volunteer group or community gardener became involved.

## Case Study:

*Glenorchy and Innishail Community Orchard and Wild Woodland Garden, Dalmally, Argyll and Bute.*

Glebe land from the church was gifted to the community for use as an orchard, with a wild woodland garden developed alongside. The orchard was planted in 2013, with 20 trees planted and assistance provided by John Hancox at Scottish Fruit Trees. The trees required deer protection, and a deer fence was erected around the area. The remaining area was dedicated to a wild woodland and foraging area, with bug hotels (created by the local school), bird hide and feeding station, open shelter, bog garden, drystone dyke and bench and picnic tables. The volunteer group have also recently installed fitness equipment to the site, which has been well received by the local community.

Care and maintenance is provided by an active and energetic group of community volunteers. Regular workdays are held, and community groups are encouraged to use the orchard and wild garden for a variety of events and activities. The group are keen for more volunteers and maintaining level of interest and fulfilling the maintenance requirements of the site can be challenging.

## Funding:

- *Loch Lomond & The Trossachs National Park - Tree Planting Grant. - Closed but may re-open after April £600-£1,500*

- *Woodland Trust - Free Tree and Hedgerow Packs – Ongoing*
- *National Lottery Community Fund - National Lottery Awards for All Scotland £300-£10,000*
- *National Lottery Community Fund-Scottish Land Fund £10,000-£1,000,000.00 Deadline August 2020*
- *National Lottery Community Fund -Community Lead Activity £10,000- £150,000*

## Recommendations:

A small orchard and edible hedge planting project would provide local fruit and foraging opportunities, enhance the Broch Field and also provide additional wildlife habitat. There is potential to expand into a community wild garden and create a secluded and abundant planted area within the site. A more involved project would require sufficient interest from a local volunteer group, or the inclusion of a community gardener post.

# Bike Hire

## *Project Exploration*

### **Introduction:**

The site's proximity to the National Cycle Route 7 and existing tourist and cyclist levels in Strathyre are key considerations when proposing a bike hire facility and as such this project gained good support during the community survey with support from 28% people surveyed. The existing areas of carparking and hardstanding lend themselves well to creating establishing a hub for cycle hire.

A review of the existing bicycle hire within Strathyre established that there is a local resident who has established a bicycle hire company. This business started up on new premises in 2019 and is currently using Facebook as the main method of advertising and contact. The business is located 500m north of Strathyre at Otter View and is located directly on the NCR 7 with Carparking for customers.

Through early consultation with the proprietor of this business it has been identified that there is a very vibrant market for cycle hire within the locality. It is the intention of Strathyre Bike Hire to develop and expand this business and work in collaboration with other cycle hire facilities within the wider area. This includes Wheels Cycling Centre in Callander and Katrine Wheelz at Loch Katrine. The working relationship with Wheels in Callander enables convenient one-way cycle hire between Strathyre and Callander and mobile pick up/drop offs at customers accommodation including hotels and holiday accommodation.

Opportunities should be explored to establish a secure location at Broch Field where Strathyre Bike Hire could operate. Opportunities are currently being tested with the Broch Coffee shop to provide a fleet of hire bikes within their premises. It would be interesting to look toward attaining the 'Cycling Friendly Community Award'. Working towards and attaining the award would provide access to funding and support.

While this business is in its infancy it was felt through consultation that there is a long-term vision to become an established offer within Strathyre and on the NCR 7.

### **Project Outline:**

#### **Current provision and market:**

- Strathyre Bike Hire, limited bikes available
- Kathern Wheelz – Loch Katrine, extensive range of bikes including E-bikes, tandems, children's bikes, trailers and tag-alongs. This facility is seasonal April - October
- Wheels Cycling Centre Callander, extensive range of bikes including E-Bikes, tandems, children, trailers and tag along
- Comrie Croft- extensive range of bikes including E-bikes and tandems, and children's bikes, trailers and tag along
- The bike rental market appears buoyant with an additional planning application recently submitted within LLNP for a Bike Hire facility at Mhor 84 approximately 5 miles north of Strathyre at Balquidder. This is an independent business being run by a local resident within the area.

### Option A – in conjunction with Strathyre Bike Hire:

A Community Cycle Hire facility could be established at the Broch Field. This could be run by Strathyre Bike Hire from a mobile bike trailer or utilising a permanent cycle locker. Bikes could be hired by visitors from the field location or bikes could be delivered to tourists/locals staying locally. A pickup and collection service could be offered. Flexibility and the ability to move the trailer if the field became flooded would be an advantage.

### Fall back option B - should current Strathyre provision discontinue:

A permanent hire facility based solely at Broch Field could be Option B. A location within the site would need to be above any flood levels and safe and secure. This could be managed in partnership with an existing local enterprise and the community trust. Local advertising through social media and local tourist board and onsite presence. Management would be preferable by persons with knowledge of bike maintenance to ensure maintenance costs are kept low.

### Business Plan Options A&B:

If the current situation should change and the community wish to start up a community cycle hire facility the following should be considered;

- Capital costs for purchasing bikes.
  - Ex-hire Trek Marlin 6 £250 18" & 19"
  - Ex-hire Trek FX3 2018 £350 22"
- Insurances £1,500.00 allowance
- Methods of securing cycles – Secure Lockers from Furnitubes, or bespoke timber design from Blueton;
- Advertising - £500 sum;
- Maintenance – from Kathryn Wheelz;
- Cycle Storage Location Out with flood zone

### Case Study:

No evidence of similar community run facility

### Funding:

- *Possible funding from Sustrans*
- *Future funding from Cycling Friendly Community Development Fund*

### Recommendations:

The existing local bike hire provision should be supported as a local enterprise, with positive benefits to the local economy and community. There are opportunities to work with the company to link provision to the Broch Field, creating a second 'cycle hub' within the village.

The fall-back option to create a community bike hire provision should only be sought should the existing provision discontinue. Scoping should be undertaken at that stage, to ensure the current costings and business planning are still practicable.



# Electric Vehicle Charge Point

## Project Exploration

### Introduction

Within the Community Survey results, 27% of people voted for the inclusion of an Electric Vehicle (EV) Charging Point to be considered with in the Broch Field concept proposals.

EV points fall into three different categories, depending on speed of charge: slow, rapid and fast. Public charge points are usually either fast or rapid, with slow charge for overnight charge at home. The majority of users sign up to the ChargePlace Scotland scheme, which requires a £20 subscription per year, for free charging at most ChargePlace Scotland points. Some charge points require payment, this is usually for rapid charge only, for example at the Real Food Café, Tyndrum.

Research into the options of installing an electric car charging point has established that a similar case study has been researched in Gartocharn, a comparable small community within LLTNP.

Points for consideration:

- Site identity and location on site, out with flood risk area
- Charge Place Scotland (CPS) is the main service provided in Scotland
- The power source is taken from the streetlight circuit or private supply
- No Lease between CPS and landowner 'Host'
- No Rent is payable unless terms of charging change between CPS and Scottish Government
- Charge Place Scotland network is operated on behalf of the Scottish Government by Charge Your Car Ltd.

- In the event of a fault requiring maintenance or repair, the CPS helpline will contact your designated maintenance team
- The 'Host' is responsible for ongoing maintenance of charging station unless
- Receive payments from revenue collected from EV drivers by CPS on your behalf
- More information found at [www.chargeplacescotland.org](http://www.chargeplacescotland.org)

Alternatively, if a private charge point was to be considered to generate revenue, partial funding can be applied for and approved installers found listed on this web link below. Funding maximum is £500 per charging outlet.

### Project Outline

#### Current provision and market:

- EV charge points installed with Strathyre at village shop and carpark, main street;
- These are part of the Charge Place Scotland (CPS) network at are 22w output points, which charge within 3-4 hours.
- It is understood that CPS would not install two different charge points within one village
- Option to install a similar 22w A/C charge point at Broch Field or a 50W D/C rapid charge (20-40 minute charge to 80%) would most likely be a private enterprise.

Private charge station with income generator would require site survey to establish install costs.

*Vend Electric* could be a system that is used to manage charging process and price per kwh. [www.vendelectric.com](http://www.vendelectric.com)

Full system support available. Rolec could be possible charge unit supplies and Joro could be possible installers. <https://www.jorro.co.uk/>

### Outline costs:

- Install costs for Option A £2,000-£13,000 depending on type of charge unit and kwh output. Recommended proposal £5,280.
- Option A Revenue- Example receive electricity at 15./kwh, sell at 25p/kwh. VW Golf EV battery has 32kwh capacity, Nissan Leaf 35kwh. Average 1 ev charge a day taking 30kwh = £1,095.00 pa. Projected usage, based on half of recorded charges for Real Food Café, Tyndrum estimate £57.00 pa. Additional costs involved in servicing and online managements also.

### Case Study

In Gartocharn the Community Trust have investigated installing a charge station with two 22w outlet charge points providing the opportunity for two cars to charge their batteries within a carpark associated with the village hall, land owned by the Millennium Hall Trust.

### Funding

- *Energy Savings Trust*
  - *Funding for installation of charge points: Offers up to £21k or 100% cost of first charger, 50% for subsequent ones.*

### Recommendations

The installation of a rapid charge point would be positive for the village, encouraging short term stops for visitors, café users and also providing a quick charge option for local residents.

However, data on charge point use is not available and projections based on other paid use suggests that the point will not currently cover costs. Charge points on the whole are free to ChargePlace Scotland scheme users, reducing interested in paid points. This may change in future years as government incentives reduce.

It may be prudent to stall any scheme until electric car use is better understood. However, it should be noted that funding for installation may also reduce.

# Electric Bike Charge Point

## *Project Exploration*

### **Introduction:**

Within the Community Survey results, 31% of people voted for the inclusion of an Electric Bike (E bike) Charging Point to be considered within the Broch Field concept proposals.

E bikes have traditionally had a removable battery, which would enable charging in a locker facility or within a business premises. Some pubs and hotels offer this provision. However, newer models now have batteries built in and require plugging in to charge. Some bike racks have been developed with integrated charge points, but these are designed for covered indoor use and there are no commercial products for rugged, outdoor self-service points at present. It is recommended that an E bike charge provision would be viable only in conjunction with a bike hire facility.

Investigation of E bike use has also highlighted a lack of need for such a facility. E bike users would either arrive to site with a fully charged bike, with no need to charge at the beginning of a ride. The charge would last for 20-30 miles, dependant on terrain and re-charge would usually be undertaken when returning back home or to accommodation. Hired E bikes would be fully charged on release and re-charged on return. Charging mid-ride is unlikely, as charges are sufficient for entire ride. The potential for this need as a helpful (but not essential) mid-ride facility would not provide sufficient justification for installation of the charge point.

### **Recommendations:**

Electric bike charging use would not be sufficient to justify the undertaking of a scheme to install a facility within the Broch Field. Should a bike hire provision be taken forward there would be potential to incorporate a covered/indoor bike rack with charging points to enable hired bikes to be charged for use.



# Drinking Water Tap

## Project Exploration

### Introduction

Within the Community Survey results, 24% of people voted for the inclusion of a drinking water tap to be considered with in the Broch Field proposals.

Scottish Water (SW) are rolling out a programme of 'Smart Top Up Taps' across Scotland with ten already installed. A location within Loch Lomond Trossachs National Park has been identified in Balloch. Research into the application to apply to SW for a site selection within Broch Field should be considered in the first instance. Contact Lorna Neilson, 07443 876 002  
Lorna.neilson@scottishwater.co.uk

SW have committed to installing one tap per local authority within Scotland. Stirling has recently had a tap installed in Port Street.

If the 'Smart Top Up Taps' are not a viable option for Broch Field a different approach could be a private 'bottle filler' type drinking tap.

If a private bottle filler was to be installed this would involve using the existing water supply that runs through the site and applying to SW for a connection. Standard pedestal designs are available, similar to Smart Top Up Taps. This would be separate to a water supply for events and motorhome stopover, and costs for installation of a 'bib' type tap can be found within the motorhome stopover costings. SEPA and Loch Lomond and Trossachs National Park planning may need consultation on this item.

## Project Outline

### Current provision and market:

- There is currently no potable water source within Broch Field;
- During events drinking water is brought to site;
- As a meeting point for local community and starting point for local recreational trails a drinking tap would enable bottle refills, encourage sugar free drinks for children and also promote re-use and reduction of waste in terms of alternative to single use plastic bottles.

### Option A:

Apply to Scottish Water to be included with their roll out of 'Smart Top Up Taps' and understand timescales associated for this. There has been no response to initial enquiries, and it may not be identified as a priority site within the national park or local authority.

### Option B:

Acquire costs from plumbers for the installation of bottle filler type tap, connection to mains, water meter and any associated drainage. Tap must be WRAS approved to fulfil SW requirements. A regular cleaning and maintenance schedule should be drawn up to ensure adequate safety and hygiene for users.

### Business Plan Options A&B:

Costs unknown for the 'Smart Top Up Taps'  
Estimated costs for Option B Supply and install of tap including SW connection to mains, drainage, water meter, signage: Est £3,324

## Case Studies:

No local community installations have been identified, however there is useful and comprehensive information and studies of facilities of similar nature within the 'Refill & Sustain – Fountains Guidance' Sustain, 2019.

## Funding:

- *National Heritage Lottery Fund;*
- *National Lottery Community Fund;*
- *Coop Local Community Fund;*
- *Healthy Pupils Capital Fund;*
- *The Drinking Fountain Association;*



Fig 11 – *Bottle filler pedestal*

## Recommendations:

The potential for installation of a 'Smart Top Up Tap' through Scottish Water should be further explored. However, it is more likely that an independent facility for a bottle filler type tap would be required, as Scottish Water are not prioritising Strathyre at present.

A bottle filler tap would be a huge asset to the park, providing water to visitors and local community users. The introduction of the tap would require a new connection to the water main, as well as cost for purchase and installation of the equipment. Ongoing maintenance could be included within maintenance of the green space.

# Motorhome Stopover

## Project Exploration

### Introduction:

The location of the Broch Field, set within the Loch Lomond and Trossachs National Park (LLTNP), well connected to recreational trails, with an attractive setting, lends itself well to the opportunity to include an overnight provision for motorhomes and campervans. Although not a popular project within early surveys, the community is aware of the potential for income generation to support the ongoing costs of the Broch field for other uses.

There are many different options for provision for overnight stays, ranging from fully provisioned campsites to authorized wild camping zones. The continental Aires style motorhome site offers good potential for forming the basis for the approach to facility and reduces competition with the nearby Immervoulin Caravan and Camping park.

Aires provide “a convenient en-route stop over, rather than a holiday destination”<sup>2</sup>. There are 11,000 Aires in Europe, many are free and they normally look similar to any municipal car park. Aires provide overnight parking, a service point for water collection and waste disposal. Tourist area sites charge between €5 to €20 (£4.30 to £17.30), with additional charges for water in some cases. No camping is allowed and no caravans. Users must contain all activity within their vehicle, no awnings or outside tables/chairs are allowed. Stays are usually contained to less than 48hours.

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<sup>2</sup> Alan Rogers.com (2020): Introduction to motorhome Aires

### Project Outline:

#### Current provision and market<sup>3</sup>

Provision for camping within the local area falls into three levels, as detailed below. The most local site is the fully provisioned Immervoulin Caravan and Camping site, less than 0.5 miles south of the Broch Field. As Strathyre is within the National Park, the camping byelaws prevent wild camping during summer months, restricting such activity to permit areas only. The closest motorhome wild camping area is along the Three Lochs Drive, around 15 miles to the south west, with a partially provisioned informal facility on Loch Lubnaig, 3.9 miles to the south.

#### *Camping and Caravan Sites – Full facilities, £18-£28 per night*

- **Immervoulin Caravan and Camping Site**
  - o 0.3 miles south of Broch Field;
  - o Tents, caravans, motorhomes;
- **Glen Dochart Holiday Park**
  - o 14.7 miles north along A85, between Killin and Crianlarich;
  - o Tents, caravans, motorhomes;
- **Maragowan Caravan and Motorhome Club Site**
  - o 13.1 miles north, to north side of Killin;
  - o Caravans and motorhomes;
- **Callander Woods Holiday Park**
  - o 9.9 miles south, to south side of Callander;
  - o Tents, caravans, motorhomes & more;

#### *Informal Campsites – Limited facilities, £11-£18 per night*

- **The Cabin at Loch Lubnaig**
  - o 3.9 miles to south, off A84 at Loch Lubnaig;
  - o Tents, Motorhomes (2 pitches only – max 3 night stay);

<sup>3</sup> Pitch fees based on 2020 pricing, for motorhome with 2 adults.

- Toilets, water and washing up area, chemical waste disposal;
- £16.00 + £2.00 for chemical waste disposal;

- **Comrie Croft**

- 19.6 miles to north east, nr Comrie;
- Tents, Motorhomes;
- Toilets, showers, fridge;
- £11.00 / £22.00;

*Wild Camping – LLTNP Permit Sites, no facilities, up to 3 night stay, £3 per night*

- **Falls of Leny**

- 6.5 miles to south, off A84;
- Tents only;

- **Balquhidder Glen**

- 7.2 miles to north, alongside Loch Voil;
- Tents only for up to 3 nights;

- **Loch Earn North Shore**

- 8.5 miles to north, off A85;
- Tents only;

- **Loch Earn South Shore**

- 8.5 miles to north;
- Tents only;

- **Three Loch Forest Drive**

- 15-18 miles to south west, off A821,
- Various locations along forest drive;
- Tents and Motorhomes;
- Toilet facilities at Loch Drunkie site only.

**Overview of potential market**

There is potential to provide a facility which allows stopovers for motorhomes only, expanding from the current provision at Loch Lubnaig. Motorhomes are used heavily through the area, with limited official wild camping provision. Users prefer a specified camping area, and indeed within the season are not permitted to park overnight within the National Park in any case. Provision of a chemical waste disposal facility would avoid potential issues of dumping of waste, as experienced at some LLTNP and Forestry and Land Scotland car parks. Provision of an on-site toilet may encourage more users, with the lure of reducing use of on-board facilities. Water provision would again be welcomed and is a standard provision at an Aires site. Hook-up would be seen as an optional extra, it may help to reduce competition with the nearby Immervoulin site if this were not provided. It is recommended that both chemical waste disposal and fresh water be locked and accessed only by motorhome users, to avoid passing use by other visitors.

**Business Planning for Broch Aire**

The following would need to be considered if an Aire provision were to be pursued:

- Location of parking for motorhome stopover – to avoid clash with daytime use a clear area should be identified which does not detract from the setting or prevent parking for other users. A secluded location may be preferred for campers, however, containment to top car park may be helpful for management of provision. Siting outwith flood zone essential for planning purposes and SEPA statutory regulations, proposed location may require amendment and should be discussed through pre-planning process;
- Planning permissions – requirement for application for change of use and for any additional infrastructure intended.



- Upgrade to parking infrastructure. Some provision may be needed to delineate bays for overnight stays. This could be achieved through floorscape or with timber bollards;
- Introduction of water tap – potential to combine with drinking tap project, requires application to Scottish Water through a service provider, usually undertaken by contractor undertaking works;
- Exploration of connection to foul drainage for chemical disposal point (CDP), which is SEPA's preference. Foul drainage runs through the site, but would require trenching through trees and across grassed field. Requires application to Scottish Water.
- Alternative would be to install a stand-alone CDP – required to be outwith flood zone, outwith tree root zone and with good access for emptying;
- Potential to combine CDP with toilet and shower;
- Donation box – similar community schemes run well with donations boxes, with no specific suggested donations. Donations vary, but it seems that most users are happy to pay. Provision of envelopes and requirement to record vehicle registration on envelope a smart way to infer a level of surveillance and encourage a healthy honesty rate. Signage to explain community ownership and use of donation money essential for transparency and encouragement of payment.
- Access to water and CDP point / toilet. Requires either a payment on site, or code to be obtained. Potential to investigate cooperative working with local shop/pub and café.
- Signage – as suggested to inform users about donations, but also essential for site rules and contact information and emergency services information;

### Costing Overview:

For full costs breakdown, see costs planning sheets, key costs as follows;

- Design consultant's costs to draw up planning application - £770
- Design consultant's fees to draw up details for works - £2,300
- Planning fees - £551
- Insurances - £50
- Upgrade to parking £4,920
- Water tap - £3,350
- CDP - £4,200
- Toilet (accessible) – £3,800
- Shower - £6,200
- Electric hook up - £625
- Signage - £500

### Case Studies:

There are a number of communities offering a motorhome stopover facility, usually charging by donation. Some of the most relevant examples are as follows:

#### Glencaple Quay motorhome parking, Caerlaverock, Dumfries

Spaces for 7 motorhomes are provided on Glencaple Quay, with provision from the Caerlaverock estate nearby for disposing of waste and fresh water provision. A council managed toilet block is available on the quay, but no electric hook-ups are provided. Payment is through an honesty box, with a PayPal option also, not for pre-booking. Bins on the quay are council managed. Some issues with emptying of chemical toilets into council toilet or into river due to CDP not being on site. Some issues with erection of awnings, putting out of tables and chairs. However, positives do outweigh negatives and scheme provides sole income for community association.

#### Loch Clash stopover, Kinlochbervie, Sutherland

Spaces for 5 motorhomes are provided on Loch Clash pier, with provision of waste disposal and fresh water and electric hook-up. Payment is taken at the local SPAR shop for £15 per night, no pre-booking.

### Kinlochleven overnight parking, Highlands

The Kinlochleven community trust are also looking towards providing facilities for motorhomes within the village. Prior to a formal provision an area of hardstanding has been opened up for overnight stays, with donation boxes in 4 locations around the village. There is a toilet block in the proximity of the hardstanding area, a minute's walk away. Income from donations for this provision were on average £330 per month for the period between April and September.

### Funding:

- *Lottery:*
  - *Awards for All;*
  - *Community Lead Activity;*
  - *Scottish Land Fund*
- *Rural Tourism Infrastructure Fund – should future rounds be announced*



Fig 12 – Concept images for toilet and shower block

### Recommendations:

A low-level provision for overnight parking is recommended. Facilities for the emptying of chemical waste and on-site toilet would complement an informal provision and would help to prevent improper waste disposal on site. Electric hook-up may introduce competition between the stopover and the nearby campsite and is not included in cost analysis. Introduction of a shower may be useful for users of motorhomes, as well as cyclists, however, would not be an essential requirement.

A donation system for payment would be suitable, with potential to manage toilets, Chemical Disposal Point and / or showers with an entry payment system.

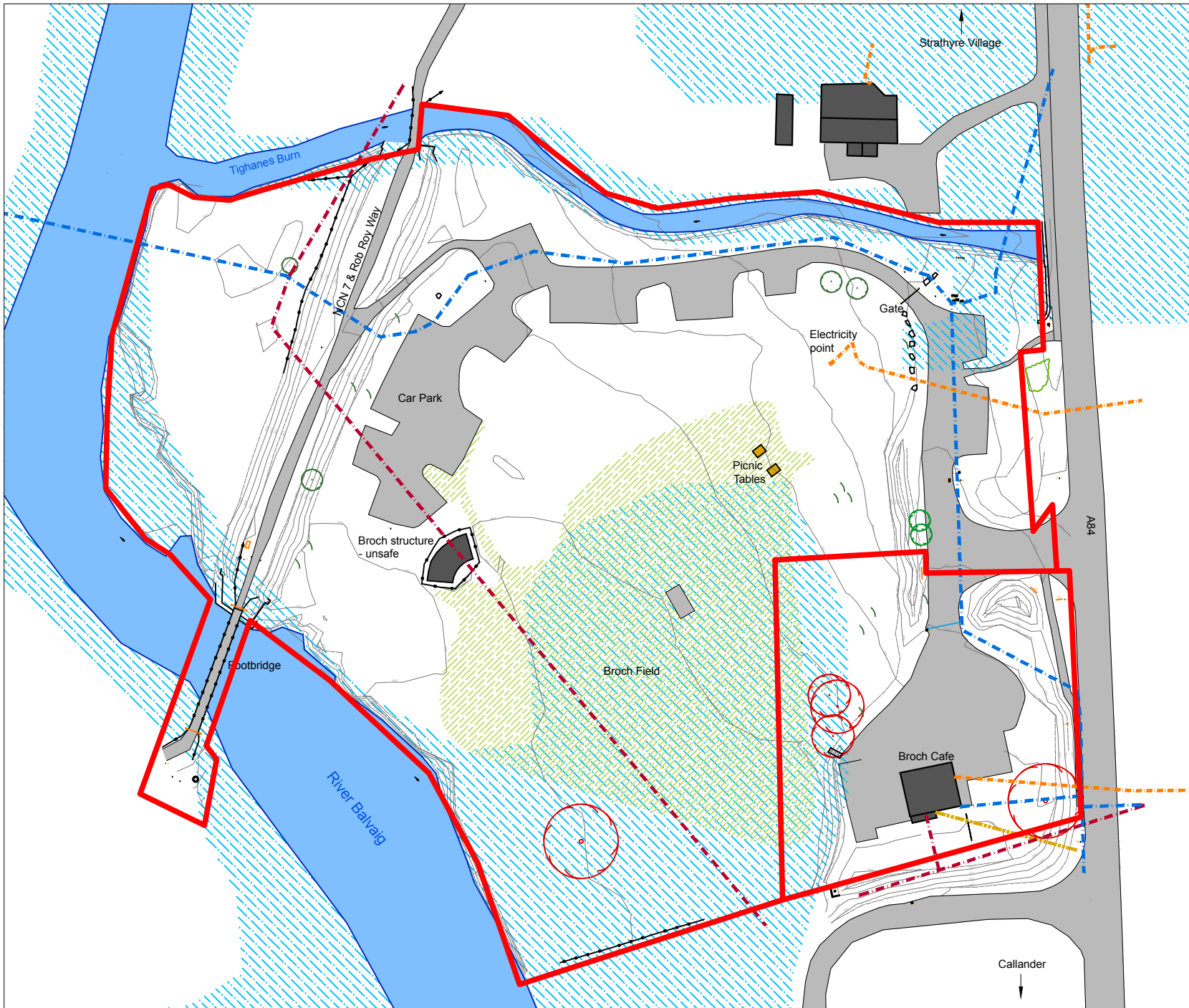


Fig 13 – Caerlaverock motorhome stopover














## 5.Plans

The following plans illustrate the existing site, local area context and proposed concept proposals for the Broch Field. The concept proposals incorporate the aspirational projects identified as viable within this study. It should be noted that these proposals require submission to LLTNP planning authority for pre-application process to determine full planning requirements and compliance.

|                                                 |         |
|-------------------------------------------------|---------|
| Existing Site                                   | Page 27 |
| Local Area Plan                                 | Page 28 |
| Aspirational Projects, Community Survey Results | Page 29 |
| Concept Proposals                               | Page 30 |



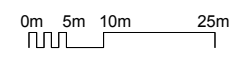
### Legend

- Existing
-  Broch Field Boundary
  -  Watercourses
  -  Existing hardstanding
  -  Existing mown grass
  -  Buildings
  -  Woodland
  -  Trees requiring attention
  -  Electricity supply
  -  Overhead lines
  -  Combined sewer
  -  Mains water
  -  Potential flood risk - maximum extent for 1 in 1000 year event
  -  Picnic tables

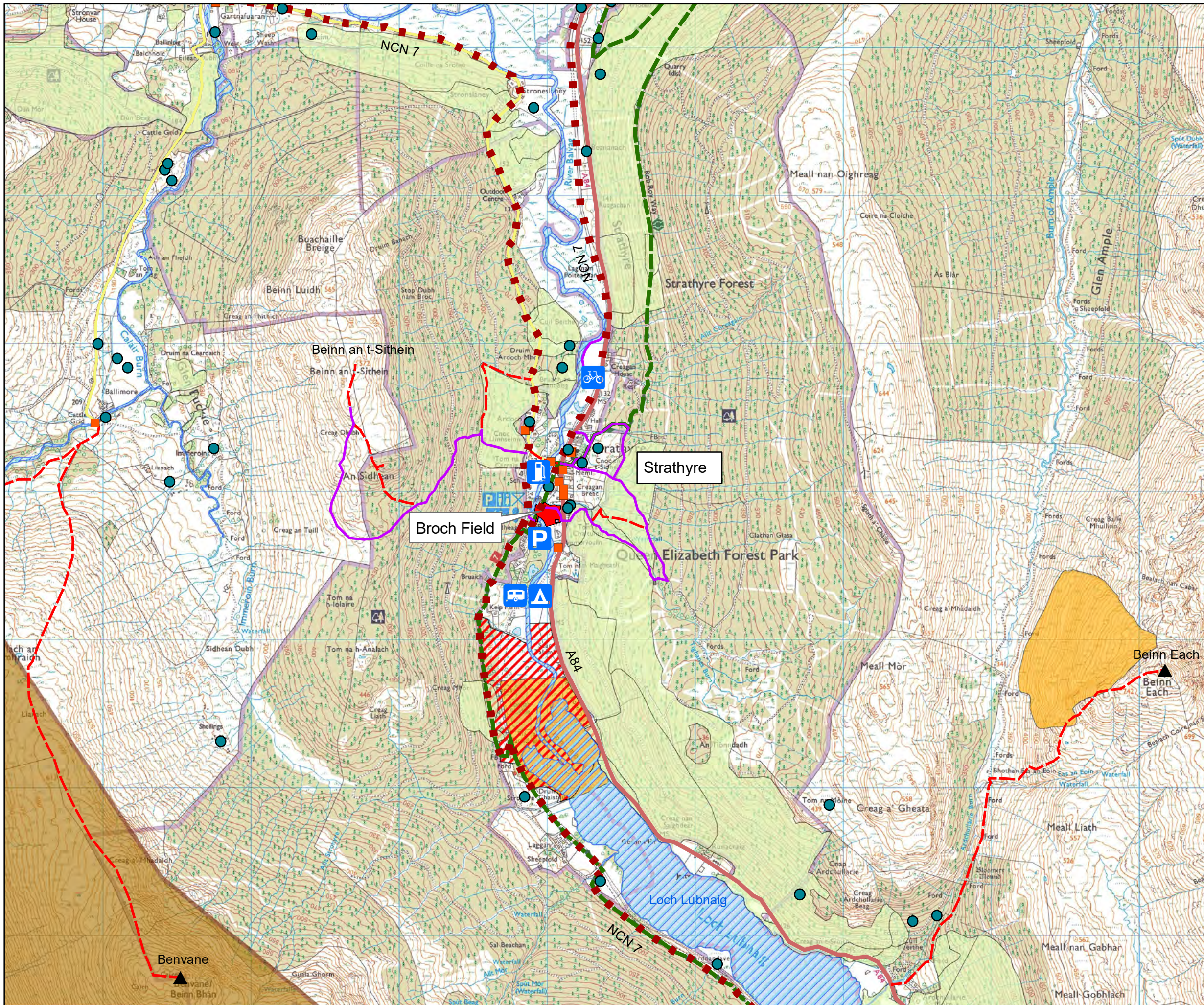
### NOTES:

- 1. Flooding extent** - Development may be precluded for areas within 1 in 1000 year flood risk area. All proposals should be checked with planning authority prior to progressing further.
- 2. Trees requiring attention** - for details on assessment of trees and woodland, refer to Munro Landscape (2020) - Tree Survey,.

Broch Field - Existing Site












- ### Legend
- Broch Field
  - Parking
  - Caravan Site
  - Campsite
  - Bike Hire
  - EV Charge Point
  - Listed Buildings
  - Historical Site
  - Corbett
  - National Cycle Route 7
  - Rob Roy Way
  - Core Paths
  - Hill Routes
  - Ancient Woodland
  - Special Area of Conservation
  - Site of Special Scientific Interest
  - Geological Council Review Site
  - Wildland Area

Broch Field - Local Area Plan

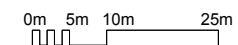




Community Survey Results

-  100% of vote
-  75-99% of vote
-  50-75% of vote
-  25-50% of vote
-  0-25% of vote

Broch Field - Aspirational Projects, Community Survey Results





**NOTE**  
Any proposals outwith site ownership boundary would require consent of landowner

Strathyre Village



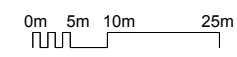
**Legend**

- Existing**
- Broch Field Boundary
  - Watercourses
  - Existing hardstanding
  - Existing mown grass
  - Buildings
  - Woodland
- Proposed**
- Additional hardstanding
  - Reinforced grass paths
  - Built structures
  - Landscape features
  - Picnic tables
  - Orchard trees
  - Foraging hedgerow
  - ★ Signage
  - Electric Vehicle charge point
  - Drinking water point
  - Football posts
  - Drainage to field
  - Ditch

**Broch Field Zones**

- 1. Car park central hub**, facilities for stopover, recreational signage and gateway to events field.
- 2. Events area** - structures for marquees, used for picnics through year. Surfacing through reinforced grass grids, for firm surface and flood resilience.
- 3. Landscape Features** - Reconfiguration of Broch feature to make safe and develop seating and / or stage for music festival. Spare stone to be used for small features around field, to develop Broch theme throughout.
- 4. Playing Field** - Drainage works to playing field to assist with flood dissipation. Goal posts erected.
- 5. Orchard and Edible hedges** - Orchard planting and edible hedgerows for foraging and sheltered picnic space.

Broch Field - Concept Proposals



## 6. Summary and Conclusions

- 6.1. The **Broch Field** is well placed for use by both the local community and visitors alike. It contains a mix of grassland and woodland, with replica 'Broch' structure and popular café. The site is bounded by the A84 Callander road to the east and the River Balvaig to the west. The National Cycle Route 7 and Rob Roy Way pass directly through the site.
- 6.2. **Ecological, Tree survey and trial pit** investigations were undertaken. No major issues were highlighted. A small number of trees were determined to require attention and soil conditions were on the whole favourable.
- 6.3. **Community surveys** confirmed a desire to purchase the Broch Field and identified a range of aspirations for potential projects and proposals. These ideas were taken forward for analysis within the study.
- 6.4. Strathyre has a **rich history** and strong links to surrounding landscape, reaching from early crofting community, transport links through the introduction of the military road and later the Callander to Oban Railway. Today tourism has a strong influence.
- 6.5. **Planning strategy** defines the Broch Field as 'Open Space', outwith the village boundary. There is potential for development of community facilities and proposals which would complement the principle use of the site.
- 6.6. The site is well connected to local and wider range **recreational resource**. There are core paths linking directly to the site and good potential to further develop as a recreational hub.
- 6.7. Proposals for the **development of the events and recreation space** have been included within the study. This includes reimagining of the Broch feature, introduction of landscape features, permanent structures, football posts and signage. It is also proposed that drainage works would increase potential for use and enjoyment of the field. It is concluded that implementation of some or all of these elements would be required, to ensure a good level of useage and assist in revenue generation.
- 6.8. The development of a **community orchard and edible hedges** was determined to be viable and would provide both interest and ecological value, as well as providing local foraging opportunities.
- 6.9. **Bike hire** provision was determined to be at saturation at present within the locality, with potential to support local community members in providing the current service.
- 6.10. Opportunities to install **Electric Vehicle (EV) charge points** within the car park area were determined to be marginal in terms of revenue generation, with free at point of use EV points recently installed within the village. A rapid charge point may become more viable as electric vehicle use increases in future years.
- 6.11. **Electric bike charging** was determined to be useful within the context of a bike hire provision, but without a clear need as a standalone facility.



6.12. The development of a **drinking water tap** was assessed to be suitable in terms of location and potential useage. The roll out of taps within the Scottish Water 'Smart Top Up Taps' was investigated, with an independent facility more likely to be achieved.

6.13. The potential for a **motorhome stopover** provision was assessed, with comparison to existing community run schemes. It was determined to be critical to avoid competing with the existing Immervoulin Caravan and Camping Site, whilst still utilising the potential revenue generation of such a provision. A small area, designated for overnight parking and excluding camping was determined to be suitable, with good potential to create a regular income to assist with management and maintenance of the Broch Field. The introduction of a toilet block and water supply would also provide much needed facilities for community events, as well as the potential for further income through donations for use from other users. Detailed plans for the siting of this provision should be drawn up alongside pre-application process with LLTNP planning. Flooding issues may restrict siting in current proposals plan.

6.14. **Overall conclusions** from this study are that the Broch field is a much-needed community asset, with regular use and potential for sensitive, low-key community development. Expansion of current facilities would support both local community and visitors. Implementation of landscaping improvements can be undertaken in conjunction with the introduction of facilities for the provision of a motorhome stopover, which would assist in supporting the ongoing costs of managing the site. There will be a requirement

of continued input from the community and fundraising may be required. However, it was determined that the improvements to the landscape of the site, which can only be achieved through community ownership, would create an attractive and vibrant space which would balance with the additional burden of care required. These improvements would also have the potential to introduce additional use and income streams into the community.

*Prepared by  
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*April 2020*

## 7. Appendices

|                                 |         |
|---------------------------------|---------|
| A – Indicative Costings         | Page 34 |
| B - The Broch Ecological Report | Page 42 |
| C - Broch Field Tree Survey     | Page 53 |
| D – Community Survey Results    | Page 60 |

# Appendix A - Indicative Costings

Table 1. Broch Field Income

| Revenue Streams        | Apr-21       | May-21        | Jun-21        | Jul-21        | Aug-21        | Sep-21        | Oct-21       | Nov-21      | Dec-21       | Jan-22      | Feb-22      | Mar-22         | TOTAL            |
|------------------------|--------------|---------------|---------------|---------------|---------------|---------------|--------------|-------------|--------------|-------------|-------------|----------------|------------------|
| Markets                | 70.00        |               |               | 70.00         |               |               |              |             | 70.00        |             |             |                | 210.00           |
| Music Festival         |              |               |               |               | 70.00         |               |              |             |              |             |             |                | 70.00            |
| Other local events     |              | 70.00         |               |               |               |               | 70.00        |             |              |             |             |                | 140.00           |
| Commercial hire        |              |               | 90.00         |               |               |               |              |             |              |             |             |                | 90.00            |
| Profit from Motorhomes | 6.00         | 392.00        | 350.00        | 525.00        | 532.00        | 126.00        | 0.00         | 0.00        | 0.00         | 0.00        | 0.00        | -200.00        | 1,731.00         |
| Fundraising            |              | 500.00        |               |               |               |               |              |             |              |             |             |                | 500.00           |
| EV Car point           | 7.50         | 7.50          | 7.50          | 37.50         | 30.00         | 7.50          | 7.50         | 7.50        | 7.50         | 7.50        | 7.50        | 7.50           | 142.50           |
| E bike point           |              |               |               |               |               |               |              |             |              |             |             |                | 0.00             |
| <b>TOTAL</b>           | <b>83.50</b> | <b>969.50</b> | <b>447.50</b> | <b>632.50</b> | <b>632.00</b> | <b>133.50</b> | <b>77.50</b> | <b>7.50</b> | <b>77.50</b> | <b>7.50</b> | <b>7.50</b> | <b>-192.50</b> | <b>£2,883.50</b> |

Table 2 & 3. Broch Field Expenditure

Commercial Option

| Expenses                                | Apr-21         | May-21         | Jun-21         | Jul-21         | Aug-21         | Sep-21         | Oct-21       | Nov-21       | Dec-21       | Jan-22       | Feb-22        | Mar-22         | TOTAL          |
|-----------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|--------------|--------------|---------------|----------------|----------------|
| Electricity standing charge             | 12.24          | 12.24          | 12.24          | 12.24          | 12.24          | 12.24          | 12.24        | 12.24        | 12.24        | 12.24        | 12.24         | 12.24          | 146.88         |
| Electricity use                         | 25.00          |                |                | 25.00          |                |                | 25.00        |              |              | 25.00        |               |                | 100.00         |
| Electricity use for EV charge point     | 4.50           | 4.50           | 4.50           | 22.50          | 18.00          | 4.50           | 4.50         | 4.50         | 4.50         | 4.50         | 4.50          | 4.50           | 85.50          |
| Water rates                             | 0.00           |                |                | 0.00           |                |                | 0.00         |              |              | 0.00         |               |                | 0.00           |
| Grass cutting, tree works, litter pick* | 1071.00        | 1071.00        | 1071.00        | 1071.00        | 1071.00        | 1071.00        |              |              |              |              |               |                | 6426.00        |
| Orchard works                           |                |                |                |                |                |                |              |              |              |              | 420.00        |                | 420.00         |
| Insurance                               | 50.00          |                |                |                |                |                |              |              |              |              |               |                | 50.00          |
| Warden                                  | 35.00          | 35.00          | 44.00          | 35.00          | 44.00          | 35.00          | 35.00        | 35.00        | 35.00        | 35.00        | 35.00         | 35.00          | 438.00         |
| Maintenance and repairs                 |                |                |                |                |                |                |              |              |              |              |               | 1000.00        | 1000.00        |
| <b>TOTAL</b>                            | <b>1197.74</b> | <b>1122.74</b> | <b>1131.74</b> | <b>1165.74</b> | <b>1145.24</b> | <b>1122.74</b> | <b>76.74</b> | <b>51.74</b> | <b>51.74</b> | <b>76.74</b> | <b>471.74</b> | <b>1051.74</b> | <b>8666.38</b> |

\*based on landscape company undertaking all works to site fortnightly through growing season, 15 visits - 1 day @ £500

Potential to reduce Soft works maintenance (grass cutting etc) through in-house team for yearly saving of £5,500 to £5,900

Potential to reduce warden cost through volunteer time for yearly saving of £438

Volunteer and Local Employment Option

| Expenses                                 | Apr-21        | May-21        | Jun-21        | Jul-21        | Aug-21        | Sep-21        | Oct-21       | Nov-21       | Dec-21       | Jan-22       | Feb-22       | Mar-22        | TOTAL          |
|------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|---------------|----------------|
| Electricity standing charge              | 12.24         | 12.24         | 12.24         | 12.24         | 12.24         | 12.24         | 12.24        | 12.24        | 12.24        | 12.24        | 12.24        | 12.24         | 146.88         |
| Electricity use                          | 25.00         |               |               | 25.00         |               |               | 25.00        |              |              | 25.00        |              |               | 100.00         |
| Electricity use for EV charge point      | 4.50          | 4.50          | 4.50          | 22.50         | 18.00         | 4.50          | 4.50         | 4.50         | 4.50         | 4.50         | 4.50         | 4.50          | 85.50          |
| Water rates                              | 0.00          |               |               | 0.00          |               |               | 0.00         |              |              | 0.00         |              |               | 0.00           |
| Grass cutting, tree works, litter pick** | 150.00        | 150.00        | 150.00        | 150.00        | 150.00        | 150.00        |              |              |              |              |              |               | 900.00         |
| Orchard works                            |               |               |               |               |               |               |              |              |              |              | 0.00         |               | 0.00           |
| Insurance                                |               |               |               |               |               |               |              |              |              |              |              |               | 0.00           |
| Warden                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         | 0.00          | 0.00           |
| Maintenance and repairs                  |               |               |               |               |               |               |              |              |              |              |              | 500.00        | 500.00         |
| <b>TOTAL</b>                             | <b>191.74</b> | <b>166.74</b> | <b>166.74</b> | <b>209.74</b> | <b>180.24</b> | <b>166.74</b> | <b>41.74</b> | <b>16.74</b> | <b>16.74</b> | <b>41.74</b> | <b>16.74</b> | <b>516.74</b> | <b>1732.38</b> |

\*based on local person undertaking all works to site fortnightly through growing season, 15 visits - 3 hours @ £10per hour



Table 4 & 5. Broch Field Profit and Loss

Commercial Option

| Revenue and Expenses items             | Income          | Expenditure     | Balance          |
|----------------------------------------|-----------------|-----------------|------------------|
| Markets                                | 210.00          |                 | 210.00           |
| Music Festival                         | 70.00           |                 | 70.00            |
| Other local events                     | 140.00          |                 | 140.00           |
| Commercial hire                        | 90.00           |                 | 90.00            |
| Profit from Motorhomes                 | 1,731.00        |                 | 1,731.00         |
| Fundraising                            | 500.00          |                 | 500.00           |
| EV Car point                           | 142.50          | 375.50          | -233.00          |
| E bike point                           | 0.00            |                 | 0.00             |
| Electricity standing charge            |                 | 146.88          | -146.88          |
| Electricity use (minus hook-up)        |                 | 100.00          | -100.00          |
| Water rates                            |                 | 0.00            | 0.00             |
| Grass cutting, tree works, litter pick |                 | 6,426.00        | -6,426.00        |
| Orchard works                          |                 | 420.00          | -420.00          |
| Insurance                              |                 | 50.00           | -50.00           |
| Warden                                 |                 | 438.00          | -438.00          |
| Maintenance                            |                 | 1,000.00        | -1,000.00        |
| <b>TOTAL</b>                           | <b>2,883.50</b> | <b>8,580.88</b> | <b>-6,072.88</b> |

Volunteer and Local Employment Option

| Revenue and Expenses items             | Income          | Expenditure     | Balance       |
|----------------------------------------|-----------------|-----------------|---------------|
| Markets                                | 210.00          |                 | 210.00        |
| Music Festival                         | 70.00           |                 | 70.00         |
| Other local events                     | 140.00          |                 | 140.00        |
| Commercial hire                        | 90.00           |                 | 90.00         |
| Motorhome stopover                     | 1,981.00        | 250.00          | 1,731.00      |
| Fundraising                            | 500.00          |                 | 500.00        |
| EV Car point                           | 142.50          | 375.50          | -233.00       |
| E bike point                           | 0.00            | 0.00            | 0.00          |
| Electricity standing charge            |                 | 146.88          | -146.88       |
| Electricity use (minus hook-up)        |                 | 100.00          | -100.00       |
| Water rates                            |                 | 0.00            | 0.00          |
| Grass cutting, tree works, litter pick |                 | 900.00          | -900.00       |
| Orchard works                          |                 | 0.00            | 0.00          |
| Insurance                              |                 | 0.00            | 0.00          |
| Warden                                 |                 | 0.00            | 0.00          |
| Maintenance                            |                 | 500.00          | -500.00       |
| <b>TOTAL</b>                           | <b>3,133.50</b> | <b>1,646.88</b> | <b>861.12</b> |

Table 6-11. Broch Field Aspirational Projects

| <b>PROJECTS SUMMARY</b>         | <b>Costs</b>      |
|---------------------------------|-------------------|
| Water Tap                       | 3,324.00          |
| EV Charge Point                 | 5,280.00          |
| Electric Bike Charge Point      | 4,632.00          |
| Motorhome Stopover              | 27,216.00         |
| Events & Recreation Landscaping | 95,361.00         |
| Signage                         | 20,036.00         |
| Orchard                         | 899.00            |
| Drainage Works                  | 6,320.00          |
| Local works team set-up         | 4,150.00          |
| Football posts                  | 1,000.00          |
| <b>TOTAL</b>                    | <b>159,744.00</b> |

| <b>Motorhome stopover</b>                | <b>Costs</b>     |
|------------------------------------------|------------------|
| Design consultant's fees - planning      | 770.00           |
| Design consultant's fees - detail design | 2,300.00         |
| Planning fees                            | 551.00           |
| Upgrade to parking                       | 4,920.00         |
| Water tap                                | 3,350.00         |
| CDP                                      | 4,200.00         |
| Toilet and shower block                  | 10,000.00        |
| Electric Hook-up - 2 points              | 625.00           |
| Signage                                  | 500.00           |
| <b>TOTAL</b>                             | <b>27,216.00</b> |

| <b>Water Tap</b>                 | <b>Costs</b>    |
|----------------------------------|-----------------|
| Outdoor pedestal bottle filler   | 1,224.00        |
| Installation                     | 300.00          |
| Connection cost - Scottish Water | 1,500.00        |
| Signage                          | 300.00          |
| <b>TOTAL</b>                     | <b>3,324.00</b> |

| <b>Events &amp; Recreation Landscaping</b> | <b>Costs</b>     |
|--------------------------------------------|------------------|
| Design consultant's fees - planning        | 770.00           |
| Design consultant's fees - detail design   | 2,300.00         |
| Planning fees                              | 551.00           |
| Renovations to Broch feature               | 26,500.00        |
| Small landscape features                   | 10,000.00        |
| Construction of outdoor shelter            | 22,800.00        |
| Construction of pergola                    | 20,000.00        |
| All-ability path                           | 6,120.00         |
| Reinforced grass surfacing                 | 5,520.00         |
| Widening of access path                    | 800.00           |
| <b>TOTAL</b>                               | <b>95,361.00</b> |

| <b>EV charge Point</b>                  | <b>Costs</b>    |
|-----------------------------------------|-----------------|
| EV charge point - rapid charge, 1 point | 800.00          |
| Cabling and installation                | 1,500.00        |
| New SSE connection*                     | 800.00          |
| Surfacing and line marking              | 2,180.00        |
| <b>TOTAL</b>                            | <b>5,280.00</b> |

| <b>Electric bike charge Point</b> | <b>Costs</b>    |
|-----------------------------------|-----------------|
| Bike charging locker              | 4,632.00        |
| <b>TOTAL</b>                      | <b>4,632.00</b> |

Table 12-16. Broch Field Aspirational Projects

| <b>Orchard</b>     | <b>Costs</b>  |
|--------------------|---------------|
| Mixed Orchard pack | 159.00        |
| Edible hedge       | 320.00        |
| Consultancy fees   | 420.00        |
| <b>TOTAL</b>       | <b>899.00</b> |

| <b>Drainage works</b>      | <b>Costs</b>    |
|----------------------------|-----------------|
| Set up costs               | 1,200.00        |
| French drain to field area | 2,520.00        |
| Ditch to site boundary     | 2,100.00        |
| Reinstatement              | 500.00          |
| <b>TOTAL</b>               | <b>6,320.00</b> |

| <b>Local Works team - Set-up costs</b> | <b>Costs</b>    |
|----------------------------------------|-----------------|
| Ride on mower                          | 1,500.00        |
| Strimmer                               | 500.00          |
| Hand tools                             | 100.00          |
| Safety equipment                       | 50.00           |
| Storage - steel container, refurb      | 1,500.00        |
| Cladding and surfacing                 | 500.00          |
| <b>TOTAL</b>                           | <b>4,150.00</b> |

| <b>Signage</b>                     | <b>Costs</b>     |
|------------------------------------|------------------|
| Design consultancy                 | 12,000.00        |
| Advertisement consent              | 352.00           |
| Broch field signage and structures | 500.00           |
| Signage suite - local area         | 4,300.00         |
| Installation Broch field           | 200.00           |
| Installation local area            | 2,000.00         |
| Leaflet production and print run   | 684.00           |
| <b>TOTAL</b>                       | <b>20,036.00</b> |

| <b>Football Posts</b> | <b>Costs</b>    |
|-----------------------|-----------------|
| 5 aside goals         | 800.00          |
| <b>Installation</b>   | <b>200.00</b>   |
| <b>TOTAL</b>          | <b>1,000.00</b> |

Table 17-21. Cycle Hire - Cost Planning

| Option A Set-up costs    | Costs           |
|--------------------------|-----------------|
| Cycle locker             | 6,800.00        |
| Design consultant's fees | 770.00          |
| Planning fees            | 551.00          |
| <b>TOTAL</b>             | <b>8,121.00</b> |

| Option B Set-up costs     | Costs            |
|---------------------------|------------------|
| Bikes purchase - 10 bikes | 3,000.00         |
| Bike Purchase - E-bike    | 950.00           |
| Cycle locker              | 6,800.00         |
| Office space/shelter      | 10,000.00        |
| Advertising               | 500.00           |
| Design consultant's fees  | 1,152.00         |
| Planning fees             | 551.00           |
| <b>TOTAL</b>              | <b>22,953.00</b> |

| Indicative Income   | Apr-22         | May-22         | Jun-22         | Jul-22         | Aug-22         | Sep-22         | Oct-22         | Nov-22        | Dec-22      | Jan-23      | Feb-23      | Mar-23      | TOTAL            |
|---------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|-------------|-------------|-------------|-------------|------------------|
| Days hire per month | 20             | 40             | 60             | 60             | 100            | 40             | 20             | Out of season |             |             |             |             |                  |
| Hire income*        | 1000.00        | 2000.00        | 3000.00        | 3000.00        | 5000.00        | 2000.00        | 1000.00        |               |             |             |             |             | 17,000.00        |
| Bike sales          |                |                |                |                |                |                |                |               | 250.00      |             |             |             | 250.00           |
| <b>TOTAL</b>        | <b>1000.00</b> | <b>2000.00</b> | <b>3000.00</b> | <b>3000.00</b> | <b>5000.00</b> | <b>2000.00</b> | <b>1000.00</b> | <b>0.00</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>17,250.00</b> |

\*Hire based on each bike rented for 1 day @ £50

| Indicative Expenditure                   | Apr-22         | May-22         | Jun-22         | Jul-22         | Aug-22         | Sep-22         | Oct-22         | Nov-22       | Dec-22       | Jan-23       | Feb-23        | Mar-23        | TOTAL            |
|------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|--------------|---------------|---------------|------------------|
| Insurance                                | 451.32         |                |                |                |                |                |                |              |              |              |               |               | 451.32           |
| Advertising                              | 250.00         |                |                |                |                |                |                |              |              |              |               |               | 250.00           |
| Servicing                                |                |                |                |                |                |                |                |              |              |              | 880.00        |               | 880.00           |
| Bike refresh                             |                |                |                |                |                |                |                |              |              |              |               | 350.00        | 350.00           |
| Salary - £10 per hour, 7.5 hours per day | 1500.00        | 1500.00        | 1875.00        | 1500.00        | 1875.00        | 1500.00        | 1500.00        | 0.00         | 0.00         | 0.00         | 0.00          | 0.00          | 11,250.00        |
| Ground rental                            | 50.00          | 50.00          | 50.00          | 50.00          | 50.00          | 50.00          | 50.00          | 50.00        | 50.00        | 50.00        | 50.00         | 50.00         | 600.00           |
| <b>TOTAL</b>                             | <b>2251.32</b> | <b>1550.00</b> | <b>1925.00</b> | <b>1550.00</b> | <b>1925.00</b> | <b>1550.00</b> | <b>1550.00</b> | <b>50.00</b> | <b>50.00</b> | <b>50.00</b> | <b>930.00</b> | <b>400.00</b> | <b>13,781.32</b> |

| Indicative Profit and Loss | Income           | Expenditure      | Balance          |
|----------------------------|------------------|------------------|------------------|
| Hire income                | 17000            | 0                | 17000            |
| Bike sales                 | 250              | 0                | 250              |
| Insurance                  | 0                | 451              | -451             |
| Advertising                | 0                | 250              | -250             |
| Servicing                  | 0                | 880              | -880             |
| Bike refresh               | 0                | 350              | -350             |
| Salary                     | 0                | 11250            | -11250           |
| Ground rental              |                  | 600              | -600             |
| <b>TOTAL</b>               | <b>17,250.00</b> | <b>13,781.32</b> | <b>£3,468.68</b> |

Table 22-25. Motorhome stopover - Cost Planning

| Set-up costs                             | Costs            |
|------------------------------------------|------------------|
| Design consultant's fees - planning      | 770.00           |
| Design consultant's fees - detail design | 2,300.00         |
| Planning fees                            | 551.00           |
| Upgrade to parking                       | 4,920.00         |
| Water tap                                | 3,350.00         |
| CDP                                      | 4,200.00         |
| Toilet*                                  | 3,800.00         |
| Shower*                                  | 6,200.00         |
| Electric Hook-up - 2 points**            | 625.00           |
| Signage                                  | 500.00           |
| <b>TOTAL</b>                             | <b>27,216.00</b> |

\*Potential to install payment systems to toilet and shower units to recoup costs for maintenance and electricity

\*\*cost for set up for information only, likely electricity useage costs calculated as £566 per year for £2 per stay for total nights indicated.

| Indicative Income          | Apr-22       | May-22        | Jun-22        | Jul-22        | Aug-22        | Sep-22        | Oct-22      | Nov-22        | Dec-22      | Jan-23      | Feb-23      | Mar-23      | TOTAL           |
|----------------------------|--------------|---------------|---------------|---------------|---------------|---------------|-------------|---------------|-------------|-------------|-------------|-------------|-----------------|
| Motorhome nights per month | 8            | 56            | 50            | 75            | 76            | 18            | 0           | Out of season |             |             |             |             |                 |
| Donations*                 | 56.00        | 392.00        | 350.00        | 525.00        | 532.00        | 126.00        | 0.00        |               |             |             |             |             | 1,981.00        |
| <b>TOTAL</b>               | <b>56.00</b> | <b>392.00</b> | <b>350.00</b> | <b>525.00</b> | <b>532.00</b> | <b>126.00</b> | <b>0.00</b> | <b>0.00</b>   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>1,981.00</b> |

\*Donations based on conservative average of £7 per night. Research shows some will not pay, some will give a lot more. 5 spaces proposed, occupancy based on Visit Scotland statistics 2019.

| Indicative Expenditure | Apr-22       | May-22      | Jun-22      | Jul-22      | Aug-22      | Sep-22      | Oct-22      | Nov-22      | Dec-22      | Jan-23      | Feb-23      | Mar-23        | TOTAL         |
|------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|---------------|
| Insurance              | 50.00        |             |             |             |             |             |             |             |             |             |             |               | 50.00         |
| Maintenance            |              |             |             |             |             |             |             |             |             |             |             | 200.00        | 200.00        |
| <b>TOTAL</b>           | <b>50.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>200.00</b> | <b>250.00</b> |

| Indicative Profit and Loss | Income          | Expenditure   | Balance          |
|----------------------------|-----------------|---------------|------------------|
| Donations                  | 1,981.00        | 0.00          | 1,981.00         |
| Insurance                  | 0.00            | 50.00         | -50.00           |
| Maintenance                | 0.00            | 200.00        | -200.00          |
| <b>TOTAL</b>               | <b>1,981.00</b> | <b>250.00</b> | <b>£1,731.00</b> |



Table 26-29. EV Charge Point - Cost Planning

| EV Charge Point - Option A Set-up costs | Costs           |
|-----------------------------------------|-----------------|
| EV charge point - rapid charge, 1 point | 800.00          |
| Cabling and installation                | 1,500.00        |
| New SSE connection*                     | 800.00          |
| Surfacing and line marking              | 2,180.00        |
| <b>TOTAL</b>                            | <b>5,280.00</b> |

\*Required to upgrade to 3 phase supply from current single phase, standing charges should remain the same

| EV Charge Point - Indicative Income | Apr-22      | May-22      | Jun-22      | Jul-22       | Aug-22       | Sep-22      | Oct-22      | Nov-22      | Dec-22      | Jan-23      | Feb-23      | Mar-23      | TOTAL         |
|-------------------------------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| Charges per month**                 | 1           | 1           | 1           | 5            | 4            | 1           | 1           | 1           | 1           | 1           | 1           | 1           |               |
| Charge revenue***                   | 7.50        | 7.50        | 7.50        | 37.50        | 30.00        | 7.50        | 7.50        | 7.50        | 7.50        | 7.50        | 7.50        | 7.50        | 142.50        |
| <b>TOTAL</b>                        | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>37.50</b> | <b>30.00</b> | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>7.50</b> | <b>142.50</b> |

\*\*Usage based on half of recorded charges for Real Food Café, Tyndrum

\*\*\*Charge revenue based on each charge at £0.25 per kw to total £10.50 per charge

| EV Charge Point - Indicative Expenditure | Apr-22      | May-22      | Jun-22      | Jul-22       | Aug-22       | Sep-22      | Oct-22      | Nov-22      | Dec-22      | Jan-23      | Feb-23      | Mar-23        | TOTAL         |
|------------------------------------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|---------------|
| Electricity costs                        | 4.50        | 4.50        | 4.50        | 22.50        | 18.00        | 4.50        | 4.50        | 4.50        | 4.50        | 4.50        | 4.50        | 4.50          | 85.50         |
| Servicing                                |             |             |             |              |              |             |             |             |             |             |             | 200.00        | 200.00        |
| Management software****                  |             |             |             |              |              |             |             |             |             |             |             | 90.00         | 90.00         |
| <b>TOTAL</b>                             | <b>4.50</b> | <b>4.50</b> | <b>4.50</b> | <b>22.50</b> | <b>18.00</b> | <b>4.50</b> | <b>4.50</b> | <b>4.50</b> | <b>4.50</b> | <b>4.50</b> | <b>4.50</b> | <b>204.50</b> | <b>375.50</b> |

\*\*\*\*£135 every 36 months

| EV Charge Point - Indicative Profit and Loss | Income        | Expenditure   | Balance        |
|----------------------------------------------|---------------|---------------|----------------|
| Charge revenue                               | 142.50        | 0.00          | 142.50         |
| Electricity costs                            | 0.00          | 85.50         | -85.50         |
| Servicing                                    | 0.00          | 200.00        | -200.00        |
| Management software                          | 0.00          | 90.00         | -90.00         |
| <b>TOTAL</b>                                 | <b>142.50</b> | <b>375.50</b> | <b>-233.00</b> |

## Appendix B – The Broch Ecological Report

# The Broch Ecological Report

*January 2020*



## 1. Introduction

In January 2020, Munro Landscaping contracted Diverse Ecology to carry out a Phase One Habitat survey for a community project within Strathyre, Balquhider in order to assess the site for any potential ecological constraints. The area surveyed was defined by Kelda Platt to ensure the survey will encompass the footprint in the final site design.

A Phase 1 Habitat Survey in accordance with JNCC guidelines covers the following:

- Survey by an ecologist with botanical expertise
- Mapping of broad habitats on site
- Identification of dominant plant species in each broad habitat
- Target-noting of significant features where details cannot be mapped (e.g. flushes)

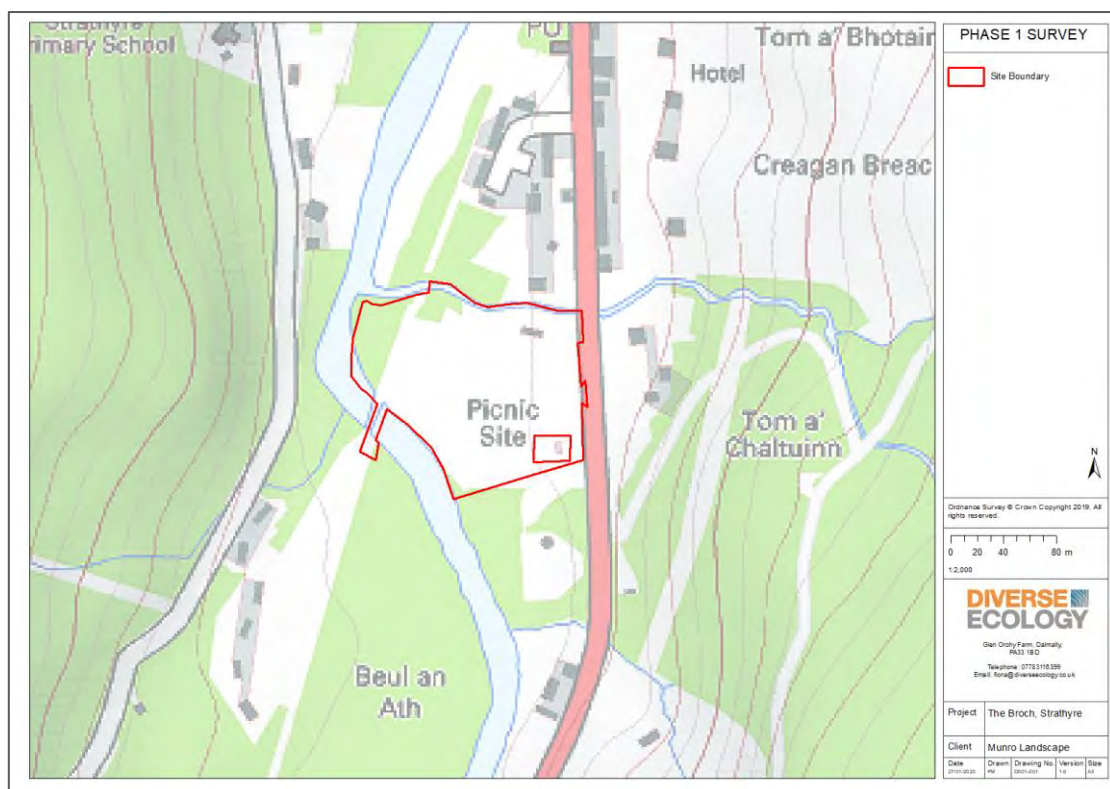


Figure 1 Survey extents

## 2. Phase One Habitat Survey

### 2.1. Introduction

The Phase 1 Habitat classification and related field survey techniques establish a standardised structure to document semi-natural vegetation and other habitats. It is intended to cover large areas of the countryside relatively quickly and provide a basic appraisal of habitat type and potential importance for nature conservation. Each habitat type/feature is identified by a brief description of its significant features. It is then allocated a specific habitat type, an alpha-numeric code, and unique mapping colour.

#### 2.1.1. Site Description

The survey area is located on the east side of the River Balvaig, at the south end of Strathyre village. The main road A84 runs alongside the east side of the site and the western boundary is the River Balvaig. Currently the area is owned by Forestry and Land Scotland and has parking areas and open space for picnics with a café to the south of the site. The Forestry Commission currently maintain the area.

#### 2.1.2. Legislation

Legislation exists to protect habitats and species from destruction, degradation and loss as a result of development activities and includes:

- The Conservation (Natural Habitats, & C.) Regulations 1994 (as amended);
- The Wildlife and Countryside Act 1981 (as amended); and
- The Nature Conservation (Scotland) Act 2004

### 2.2. Methodology

To fulfil the brief of undertaking an ecological assessment of the site, a Phase 1 Habitat Survey was conducted in accordance with the Joint Nature Conservation Committee (JNCC: 1993 as amended by IEA, 1995) Phase One methodology. This is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are likely to be ecologically important. Each distinct habitat unit was mapped from a distance with dominant species being recorded.

A walk-over field survey of the site shown in Figure 1 was carried out on the 23<sup>rd</sup> of January 2020 in dry weather conditions. The dominant plant species were recorded, and habitats classified according to their vegetation types and presented in the standard Phase 1 habitat survey format with habitat descriptions and a habitat map with habitat notes and target notes displayed.

#### 2.2.1. Limitations

Field Survey: due to the maintained ground, the grass species have not been identified, the survey has been undertaken in winter therefore the full species list has not been included and full deciduous tree identification has not been possible. The majority of this site does not fall into the normal Phase 1 habitats as it has ornamental plants throughout the site; it has been mapped as closely as possible with more description within the Habitat notes.

#### 2.2.2. Quality Assurance & Environmental Management

The surveyor is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follows the Institute's code of professional conduct when undertaking ecological work.

### 2.3. Results

Table 1 and Figure 2 provide a breakdown of the main habitats found during the walk over survey. The habitats found within the surveyed area can be made up of several layers to ensure all habitats are described, for example scattered bracken can overlay acid grassland which can also be overlain by woodland. Table 2, 3 and 4 provide further detail of the habitats, photos of the habitats and a species list, which isn't inclusive.



Table 1 Habitats types and area

| Habitat Type                             | Area (km <sup>2</sup> ) |
|------------------------------------------|-------------------------|
| Riparian Woodland                        | 0.001227                |
| Mixed Woodland                           | 0.009329                |
| Scrub                                    | 0.000546                |
| Broadleaved trees over amenity grassland | 0.000576                |
| Rough grassland                          | 0.000396                |
| Pebble beach                             | 0.000343                |
| Amenity grassland                        | 0.004308                |
| Tracks/roads                             | 0.003075                |
| Buildings                                | 0.000159                |
| <b>Total Area</b>                        | <b>0.019958</b>         |

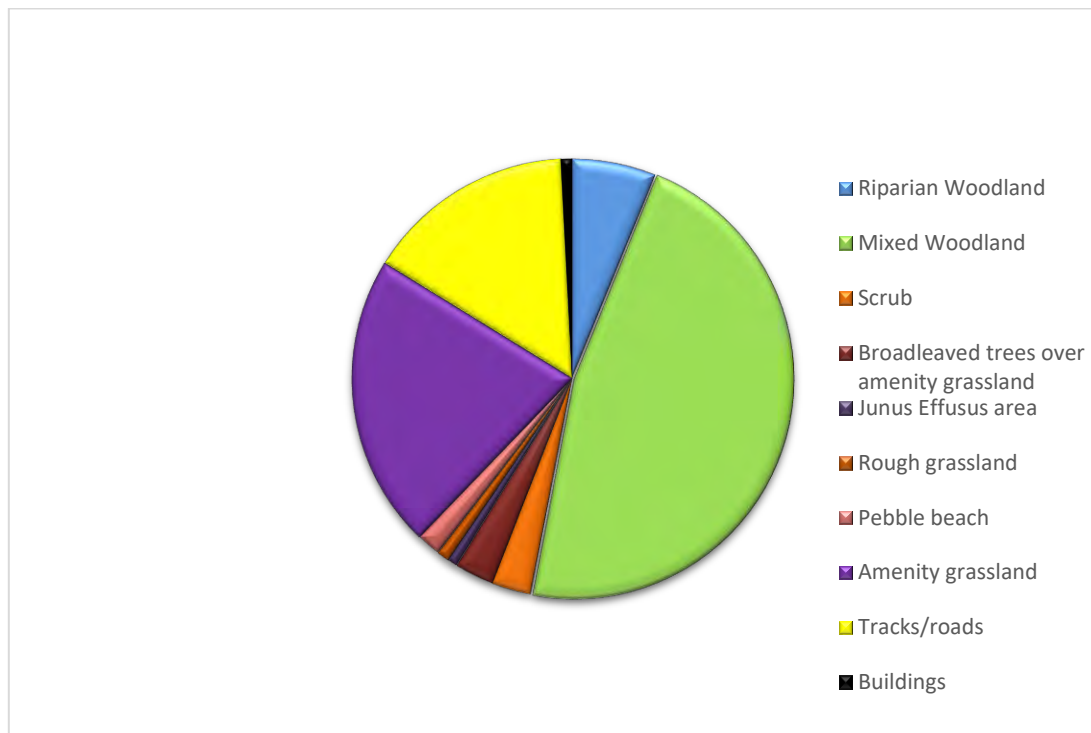


Figure 2 Breakdown of habitat coverage

The site is very straightforward as a mixture of woodland and grassland, there is evidence that the area is well managed with piles of brash throughout the wooded sections and the grass is cut and maintained. There are numerous ornamental plants and trees throughout the area which don't fit into a general Phase 1 habitat survey. There were no major issues found on site which require highlighting. The riverbanks were checked for otter spraint and resting areas, but none were found – a possible track was seen but this could also be deer. The woodland areas were checked for Red Squirrel feeding signs.

Table 2 Habitat Notes - refer to Figure 3

| Habitat Notes |                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N1            | Managed grassland with a very short sward. Pasture has been grazed and fertilised in the past. Limited range of grasses, including perennial ryegrass, Crested dog's-tail, sweet vernal, white clover, common sorrel, common dandelion, meadow buttercup.                                                                                                        |
| N2            | Mixed woodland: Section of woodland which includes Norway Spruce, Cedar of Lebanon, Sitka, Lawson Cypress, Wellingtonia, Pin Oak, Beech, Oak, Silver Birch and Downy Birch. Holly, Blackthorn, Cherry and Hazel were found in the understorey. Broad-leaved docks, Meadow buttercups, Common Sorrel, Ferns and Juncus Effusus (soft rush) all found in the area. |
| N3            | Riparian woodland consisting of Alder, Beech, Silver Birch, Downy Birch, Oak, Hawthorn, Blackthorn, Holly and Hazel. Understorey includes Ground elder, field wood rush, Sorrel and Docks                                                                                                                                                                        |
| N4            | Mixed woodland area next to the river consists of Alder, Downy Birch, Oak, Beech, Silver Birch, Sitka, Hazel, Blackthorn Brambles, Juncus Effuses and Ground Elder.                                                                                                                                                                                              |
| N5            | Thick Brambles                                                                                                                                                                                                                                                                                                                                                   |
| N6            | Mixed scattered woodland including Larch, Sycamore, Alder Oak and Hazel. Understorey of acidic grassland with rushes, sorrel, broad-leaved docks. Sections of brambles.                                                                                                                                                                                          |
| N7            | Scattered trees over amenity grassland including Alder, Rowan and Silver birch                                                                                                                                                                                                                                                                                   |

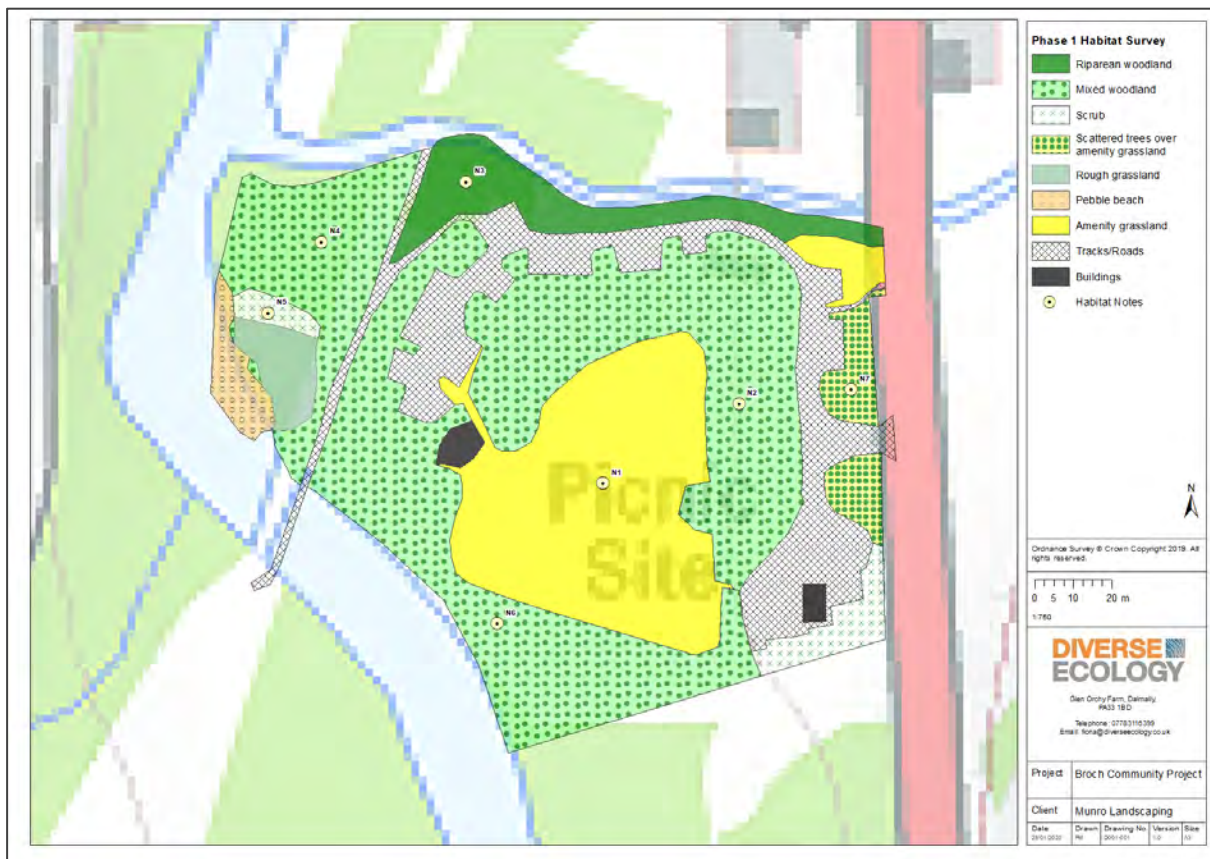


Figure 3 Phase 1 Habitat Map

Table 3 Habitat Overview photographs

| Habitat Overview                                                                                                                                                                                                                                                                                                                                                  | Description |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|  A wide-angle photograph of a grassy field. In the middle ground, there is a wooden structure, possibly a shed or a small house, surrounded by trees. The field is green and appears to be a pasture. The background shows a line of trees and a hillside.                       | N1          |
|  A photograph of a large, mature evergreen tree, likely a spruce or fir, standing in a grassy field. The tree is the central focus, with its dark green needles contrasting against the lighter background. There are other trees and a wooden fence visible in the background. | N2          |
|  A photograph of a forest with several tree trunks in the foreground. The trunks are covered in moss and lichen, indicating a moist environment. The ground is covered with fallen leaves and some green plants. The background shows more trees and a hillside.               | N3          |





N3



N4/N5



N4



N4



N6



N6





N6



Looking over to N2 from N6



N7



N7

#### 2.4. Conclusion

The Phase 1 Habitat survey provides an overview of the type of habitats within the area, there are no protected areas or GWDTE within the site boundary. The area has obviously been planted with ornamental trees and plants in the past. Depending on the work required on site, some of the trees may need to be assessed by a tree surgeon. The species list is short due to the time of year the survey was undertaken.

No signs of any otters were seen during this survey, but they are known to use the surrounding area and a possible path leading into the river was seen. If there was to be any major construction works on site further work might be required. A couple of cones were found in N2 which would suggest Red Squirrels occasionally use the area, if any of the trees were to be felled further work would be required to ensure there were no dreys in the trees.

## Appendix C – Broch Field Tree Survey

# Broch Field Tree Survey

*Simon Brown- Forester*

## 1. Introduction

Simon Brown of Munro Landscape undertook an assessment of woodland type and condition, with recommendations for ongoing management requirements. The assessment was undertaken with a site walkover on 3<sup>rd</sup> February 2020, photographic records and trial pit investigation.

Simon Brown is a qualified forester with over 14 years' experience. Simon Brown joined Munro Landscape in 2011 to provide forestry and construction expertise.

The purpose of this report is to provide an overview of woodland types within the Broch Field, to provide detail on overall condition and to identify any trees requiring attention due to health and safety. This report also sets out advice relevant to construction works, in accordance to guidelines laid out in BS 5837:2012.

## 2. Site Overview

### 2.1. Location

The Broch Field in Strathyre is an established area of amenity woodland and grassland, around 2Ha in size, on the edge of Strathyre village. The site is currently under the management of Forestry and Land Scotland (FLS) and has been actively managed for recreational use, including the mowing of the open field on a regular basis and cutting and removal of woody material throughout the woodland areas, as required.

The site is bordered by the main road A84, the broch café, the River Balvaig, and is dissected by the National Cycle Network (NCN) 7 route.

### 2.2. Site Use / Description

The site contains a public car park, a popular café and a recreational open grass area which is used for community events and informal recreation. The route NCN 7 and Rob Roy Way is a well-used long-distance cycle and walking path, which cuts through the site. There are some local walks also accessed from the car park.

### 2.3. Topography

The area is generally flat and low lying. There is an embankment running through the site, the line of the now disused Oban-Callander railway, which is now the route of NCN 7. The main open field area was boggy on the day of the assessment and is prone to flooding.

Grid Reference: NN 56029 716832

Altitude average: 124 metres above sea level

### 2.4. Vegetation Overview

The site contains a mixture of woodland and open space. Access is via tarmacked road from A84, which opens into car parking and runs around the northern side of the site. Woodland is thicker to the edges and riparian zones, with more widely spaced and specimen trees to the edge of the amenity grassland. Some exotic species are to be found in proximity to the café and A84.

### 2.5. Trial Pit Investigations

A trial pit was dug to 1m metre depth within area of C6. It was determined that no other pits were required as vegetation type remained constant, indicating consistent soil types. Soil type was a sandy loam, with water table at 1m depth. It is determined that this will support woodland growth and potential for orchard planting.

### 3. Woodland Condition and Recommendations

This section gives an overview of the site and the trees surveyed at the Broch Field. Refer to 'Broch Field Tree Survey' plan for woodland compartment locations.

#### 3.1. Summary of Findings and Recommendations

The first edition OS maps, dating 1843-1882 show the Broch Field as an area of open space, dissected by the operation railway. Some trees are indicated to the fringes of the field, in accordance with the older tree specimens recorded within the site survey. The majority of trees were recorded to be 40–50 years old.

Subsequent management operations from FLS have succeeded in maintaining a healthy woodland edge to the site, with only a small number of trees determined to require removal.

In considering tree works to be recommended, it is very important to highlight that an ongoing management plan needs to be continued for the future health and safety of the trees and safety of future users of the field.

The woodland has been split into compartments to indicate species type and character as follows:

#### 3.2. C1 – Wet riverside woodland

Close grown, mixed broadleaf woodland, some vegetated understory. Frequent flooding and high water table within woodland area checks growth, some deadwood noted, all trees in good condition.  
Species: Alder, Birch, Ash, Cherry, Willow.

#### 3.3. C2 – Railway embankment west

Semi mature specimens in good condition. Drier ground to embankment promoting growth and a thick border to discussed railway.  
Species: Birch.

#### 3.4. C3 – Bridge copse

Small cluster of mature mixed broadleaf to west of bridge abutment. Good condition.  
Species: Sycamore, Ash, Beech.

#### 3.5. C4 – Railway embankment east

Larch avenue to east side of railway embankment. All trees mature and in good condition, with woodland understory. It should be noted that should Phytophthora ramorum be identified within the region, all Larch trees would may be subject to removal. It is recommended that the terms of this potential scenario be discussed with FLS and any previous infected stands nearby identified prior to any transfer of ownership.  
Species: Larch.

#### 3.6. C5 – Open grown stand

Widely spaced and mature specimens within the edge of the open grassland area of the Broch Field. Creates transition from woodland of the riverside. All trees in good condition.  
Species: Alder and Poplar.

#### 3.7. C6 – Single trees

Singular and widely spaced trees to edge of Broch Field. A mixture of trees, all in good condition, with some attention required to large limb of Oak tree, see notes for T2.  
Species: Ash, Oak, Poplar, Sycamore.



### 3.8. C7 – Alder copse

Small densely spaced cluster of Alder in proximity of café. Good condition.

Species: Alder.

### 3.9. C8 – Mixed exotic woodland

Mature mixed broadleaf and conifer planting, with some exotic specimens. Mature woodland planting, forms front edge of field, to roadside. Conifer specimens create interest amongst wider spaced woodland. Good condition, however some smaller trees identified for removal, see notes for T4, T5 & T6

Species: Beech, Oak, Rowan, Poplar, Birch, Sequoia, Norway Spruce, Sitka Spruce, Japanese Cedar, Cedar of Lebanon.

### 3.10. C9 – Roadside copse

Widely spaced semi-mature Birch copse, good condition.

Species: Birch.

### 3.11. C10 – Interior woodland

Mixed broadleaf, early mature woodland, between car park and open field. Recent management evident for removal of low branches and deadwood. Tarmacking of car park area appears to have been undertaken in recent years, after trees have matured, therefore potential to impact on tree roots. Trees in proximity to parking bays should be monitored for future die-back.

Species: Poplar, Alder, Birch, Holly, Rowan

### 3.12. C11 – Riparian woodland

Early mature mixed broadleaf planting alongside water courses. Recent thinning works in evidence. Good condition overall.

Species: Ash, Willow, Birch, Willow.

## 4. Individual Tree Recommendations

This section provides detail on individual specimens which were picked out as trees of note within the site, or with requirement to undertake work due to health and safety prior to transfer of ownership of site.

### 4.1. T1 – Oak

Mature Oak, possibly 100 years, attractive specimen.

### 4.2. T2 – Oak – Limb removal

Mature Oak, possibly 100 years, good condition overall, but large damaged limb requires removal.

### 4.3. T3 – Oak

Mature Oak, possibly 50 years, attractive specimen.

### 4.4. T4 – Poplar – Tree removal

Semi mature Poplar, dying and in need of removal.

### 4.5. T5 – Rowan – Tree removal

Semi mature Rowan, dead and rotting, in need of removal.

### 4.6. T6 – Poplar – Tree removal

Semi mature Poplar, damage to tree rendering unsafe, in need of removal.

### 4.7. T7 – Norway Spruce

Early mature Norway Spruce, possible 50 years, attractive specimen.

### 4.8. T8 – Sequoia

Early mature Sequoia, possibly 50 years, attractive specimen.

### 4.9. T9 – Poplar – Monitor crown condition

Mature Poplar, possibly 80 years, liable to branch drop.

### 4.10. T3 – Japanese Red Cedar

Multi-stemmed tree, unusual and attractive in setting.



## 5. Woodland Management Recommendations

It is recommended that management should continue as per the current FLS approach. Woodland should be managed for recreational use and public open space.

It is recommended that an annual visual check on the condition of the trees is carried out between Aug-Oct and recorded. At this time trees are still in leaf and fungi are most prevalent and easily seen.

Although preferable that this be carried out by a suitably qualified person, this could also be an experienced amateur who is familiar with the signs and conditions of healthy trees and could be followed up with a consultant if required. - Examples that will be notable are dead or dying trees, lack of leaves/ needles, fungi growing on the tree or broken branches. Any remedial work would need to be carried as identified.

It would also be recommended that following substantial storms, a visual inspection is made to check for damaged or uprooted trees and the necessary works completed to make the area safe for the public to use.

It would also be advisable to produce a woodland management plan for the continued management of the woodland into the future, this could be for an initial 10yr period and would allow for a consistent approach by the community and would also ensure the woodland was meeting the community objectives.

The woodland currently has been kept to quite a high standard and it would be anticipated that light input would be required every 2-3 years. This would be to trim minor branches and clear scrub around the areas of high use along with the current grass cutting regime (monthly) through the growing season (Apr- Oct).

The current landowners FLS will have a land management plan which could be adopted.

## 6. Trees In Construction

Should any future works take place, the following precautions and approaches should be followed:

- Trees should be assessed for bat roosts prior to undertaking work;
- No work should take place during the bird nesting season (March to July inclusive) and explorations into possible red squirrel nesting sites should be carried out before any tree works commence;
- No works should be carried out within drip line of trees wherever possible, to avoid damage to roots;
- If works do take place within the root zone (within drip line) the following methods should be undertaken:
  - Concrete strip foundations should be avoided;
  - Minimal excavation to hard surfaces;
  - Porous surface should be utilised to allow rainwater and oxygen to pass into the soil;
  - Trenches for services should be avoided wherever possible, hand digging to be employed if re-routing not an option;
  - Ground levels should not be raised;
  - Tracking over root zones to be avoided to reduce potential compaction of ground.

## 7. Photographs

The following photographs provide a record of trees requiring attention prior to any transfer of ownership to the community.



T2 – Oak with damaged limb which requires removal.



T4 – Poplar, dying and in need of full removal





T5 – Rowan, dead and rotting, in need of full removal









T6 – Poplar tree, damaged and unsafe. In need of full removal.








### Legend

#### Existing site

-  Broch Field Boundary
-  Watercourses
-  Existing hardstanding
-  Existing mown grass
-  Buildings
-  Woodland

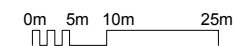
#### Survey data

- T.  Specimen trees - healthy
- T.  Specimen trees - requiring attention
- C.  Woodland compartments

- C1 Wet riverside woodland.
- C2 Railway embankment west.
- C3 Bridge copse.
- C4 Railway embankment west.
- C5 Open grown stand.
- C6 Single trees.
- C7 Alder copse.
- C8 Mixed exotic woodland.
- C9 Roadside copse.
- C10 Interior woodland.
- C11 Riparian woodland.



Broch Field Tree Survey



# Appendix D – Community Survey Results

Table 30-32. Community Survey Results

May 2019

| Question                                                         | Yes | No |
|------------------------------------------------------------------|-----|----|
| Are you in agreement with community purchase of the Broch Field? | 45  | 0  |

May 2019

| Activity / Development            | Support |
|-----------------------------------|---------|
| Christmas Market                  | 20      |
| Fireworks Night                   | 19      |
| Music Festival                    | 19      |
| Bike Hire                         | 13      |
| Electric Bike Charging Points     | 14      |
| Community Storage                 | 6       |
| School Sports                     | 18      |
| Car Charging Points               | 12      |
| Interpretation Boards and Signs   | 12      |
| Public Events and Activities      | 18      |
| Community Orchard                 | 13      |
| Managed Campervan Touring Pitches | 2       |
| Football Posts                    | 17      |
| Drinking Water Tap                | 11      |
| Recreational Activities           | 15      |
| Drive-in Cinema                   | 8       |
| <b>Community Suggestions</b>      |         |
| Manage overnight campers          | 3       |
| Picnic Area                       | 7       |
| Kids Find and Seek                | 7       |
| Open Flat Space                   | 2       |

December 2019

| Activity / Development              | Support |
|-------------------------------------|---------|
| Christmas Market                    | 13      |
| Fireworks Night                     | 12      |
| Music Festival                      | 13      |
| Electric Bike & Car Charging Points | 14      |
| School Sports                       | 11      |
| Interpretation Boards and Signs     | 10      |
| Public Events and Activities        | 12      |
| Community Orchard                   | 7       |
| Football Posts                      | 9       |
| Drinking Water Tap                  | 14      |
| Recreational Activities             | 11      |
| Drive-in Cinema                     | 9       |
| Pop-up shop / Farmers Market        | 11      |
| Rugby Posts                         | 6       |
| Picnic Area                         | 11      |
| <b>Community Suggestions</b>        |         |
| Thin trees near car park            | 2       |
| Christmas Lights                    | 3       |
|                                     |         |
|                                     |         |
|                                     |         |