



**BLS Community Trust**  
Balquhiddy Lochearnhead & Strathyre



## **The Broch Field, Strathyre:**

# **Project Proposal** **and** **Management Plan**

**Kelly Clapperton**  
**Development Officer**  
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## The Broch Field, Strathyre: Project Proposal and Management Plan

### 1. Project Summary

The following document illustrates the process by which Balquhiddier, Lochearnhead and Strathyre Community Trust (BLS Community Trust) intends to purchase the Broch Field in Strathyre, via a Community Asset Transfer (CAT) from Forestry and Land Scotland, on behalf of the local community. This document will also detail the proposed projects that the Trust will undertake to provide an income stream to maintain the site, and improve facilities for the social, economic and environmental benefit of our community and beyond.

### 2. Background and Site

In 2018 Forestry and Land Scotland (FLS; Forestry Commission Scotland as was) put the Broch Field in Strathyre on the market. The space has been used for many years by the community as an informal 'village green', and has been the site for Strathyre Music Festival, the Community Fireworks Night and the Christmas Market, as well as a popular spot for families to congregate and children to play. As such several local residents and groups approached the BLS Community Trust to investigate purchasing the site. We approached FLS and they issued a 'community interest' on the site, meaning it was withdrawn from the open market.

In 2019 we applied for and were granted funding from the Scottish Land Fund (SLF) to undertake a Feasibility Study and valuation of the site. This was completed in April 2020. The following document provides a Project Proposal and Management Plan based on the Feasibility Study (Appendix 1). The valuation can be found in Appendix 2. It must be noted that the Project Proposal will not be a copy of the Feasibility Study, and the final proposals were agreed by the Broch Field working group and BLS Community Trust Board.





## The Broch Field, Strathyre: Project Proposal and Management Plan

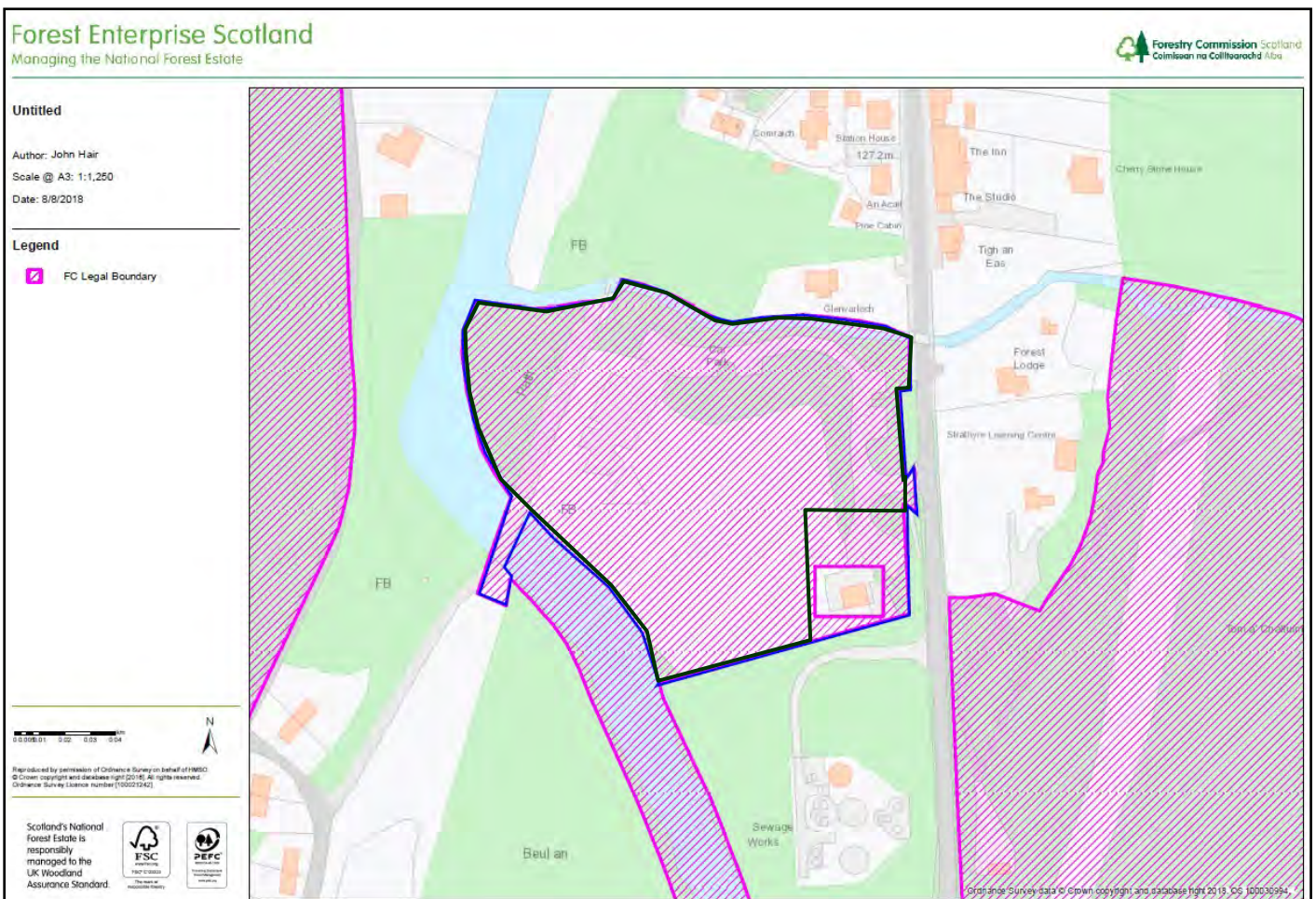
### 3. Site Location and Description

The Broch Field is located on the southern fringe of Strathyre village. It extends to c1.9ha, and is bound by the main road (A84) to the east, the Tighanes Burn to the north, the River Balvaig to the west, and privately owned land to the south (see Fig.1 below and Appendix 3). It comprises a large central area of mown grass, which is bordered by stands of mature, broadleaf and pine trees. This, in turn, is surrounded by several parking areas laid to tarmac. The land also includes further areas of natural regeneration, a section of the NR7 cycle path, and a small area of shingle beach beside the river. It is accessible by vehicle from the main road to the east, and by foot or bike from the west. The Broch Cafe occupies the south-east corner of the site, and the owners recently purchased a small area around the cafe from FLS.

### 4. Project Aims

The BLS Community Trust aims to:

1. Secure the purchase of the Broch Field for the social, economic and environmental benefit of the local community;
2. To develop the Broch Field in a manner that will ensure the long-term financial and practical viability of the site;
3. To successfully manage and maintain the Broch Field, with the assistance of the local community, for generations to come.



**Figure 1: Location Plan—area under the CAP outlined in dark green**



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### 5. Community Consultation

The local community have been behind the purchase of the Broch Field since the land was put on the market on 2018. It is recognised and valued highly by the community as a place for local events and activities, such as the Festivals and Markets, and generally as a place for people to socialise and enjoy. It is also a crucial part of our village's economy, allowing visitors to stop and enjoy our hills and trails, and thus encouraging them to use our local services: the cafes, shops, inns and accommodation. During the 'season' the car park can be full of day trippers and holiday makers. A fuller summary of the community consultation can be found in Appendix 4.

In 2018 we formally approached the community to support our purchase, and to consult them on what developments they would like to see on the site. The petition to purchase the Field garnered 45 signatures (c20% of our resident population), and the 'ideas' sheet had significant input. The original copies can be found in Appendix 4.

This was followed by two further community consultations; our Open Day in May 2019, and consultation during the village Christmas Market in December 2019. The graph in Appendix 4 provides a summary of the three combined consultations, showing the most popular suggestions (those with 10+ votes).

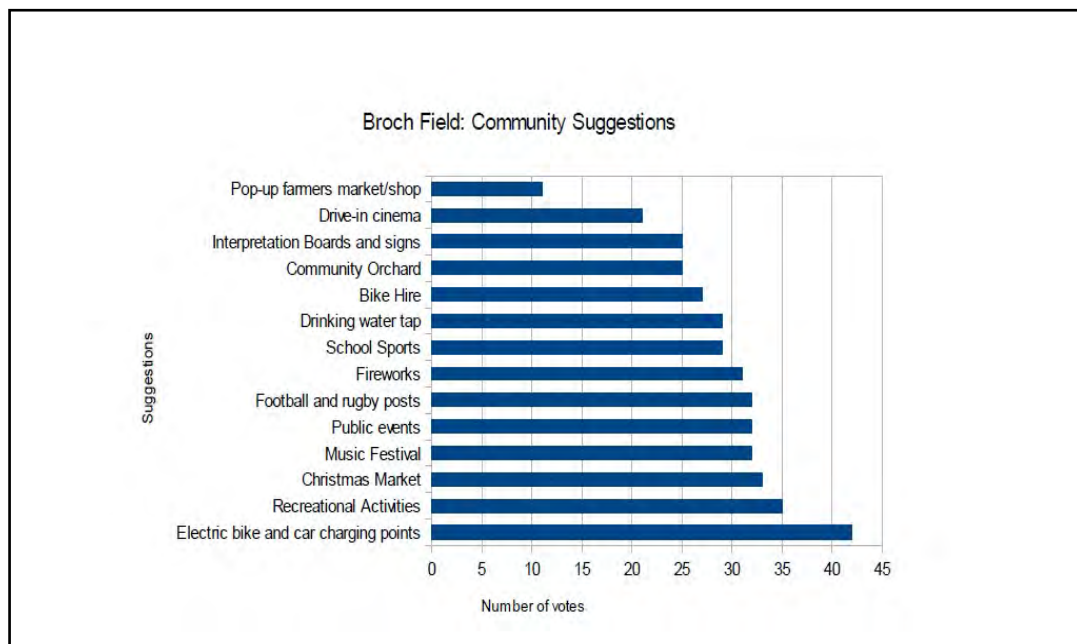
During the Feasibility Study further community consultation was undertaken by the consultants, which is summarised in their document, and illustrated on the map in Appendix 5.

In July 2020 the BLS Community Trust undertook a vote of the community on whether to purchase the Broch Field and illustrating some of the proposals identified. The final vote provided a 75% 'yes' vote for purchasing the field.

Further consultation work undertaken in 2020 as part of the Community Place Plan illustrated the importance of some of the proposed developments. The need for public toilets in Strathyre is very high, and the need for more facilities and signage were also seen as necessary. There was also the aspiration for a community or heritage building.

The development of an informal Motorhome Stopover was not very popular locally in all the consultations, with many concerned that it will have a detrimental effect on local campsites and encourage more 'wild camping' and antisocial behaviour. There is very little evidence of this, especially as motorhomes and campervans already stop at the Broch Field. We also have to be realistic about our ability to afford the maintenance of the site, and we need a regular, fairly guaranteed income: the Motorhome Stopover provides this, and we hope that the community will be understanding of our decision. This provision also gives us the ability to warden the site, and deal with antisocial behaviours.

The decision not to include the development of car charging points was based on the results of the Feasibility Study, which showed a significant annual, financial loss. As there are already charging points in the village, we would not currently get the support expected. We plan to reassess the situation in 12 to 18 months time.





## The Broch Field, Strathyre: Project Proposal and Management Plan

### **6. Project Development Proposals**

#### **6.1 Site Purchase:**

As advised by our local community we aim to purchase the Broch Field for the long-term benefit of our residents and visitors, socially, economically and environmentally. We will achieve this by undertaking a Community Asset Transfer (CAT) from Forest and Land Scotland, with financial support from the Scottish Land Fund (SLF). Once we have completed the purchase we can undertake the following developments.

#### **6.2 Drainage Works:**

Installing a French Drain across the site and digging a boundary ditch should improve the site conditions. Although this will not solve all our flooding problems, it will provide enough of an improvement that will extend the use of the area.



#### **Warden and Works Team:**

The main expenditure will be grounds maintenance during the growing season, including regular litter picks, grass cutting every two weeks, and annual checks and management of the trees.

We will pay a local person to act as a Warden. They will undertake the maintenance works, clean facilities, and provide a level of security (checking on those parking and making sure there is no illegal wild camping), though we will have CCTV. Local volunteers will undertake seasonal and annual litter picks and guided maintenance works, such as woodland and community orchard management.

We will have to pay expenses and maintain the equipment. Equipment we will need to purchase to keep the grounds in good condition include a ride on mower, strimmer/brushcutter, hand tools, PPE and a small storage facility.

#### **6.3 Parking Upgrade and System:**

As a regulated and responsible community body, we must make sure that we can financially sustain the long-term, ongoing maintenance and management of the Broch Field. To meet these ends we aim to obtain a regular income by working with the Outdoor Access Trust Scotland to provide a parking system that will sustain the site.

We regularly have motorhomes and campervans stopping at the Broch Field for one or two nights over the course of the year, and there has been issues with waste and litter. To manage this we plan to restrict motorhomes to the five marked bays near the entrance of the site. Here they can be monitored, and access the toilets and freshwater tap. Income will be collected through the system agreed with Outdoor Access Trust Scotland.

The Broch Field is a popular spot for people to park and explore the local area. During the holidays and weekends, it can be so full that we have problems with inconsiderate parking which can be a danger to people and the environment. Therefore, we will upgrade the parking areas through surface repairs and marking out bays. After investigating commercial and non-commercial 'pay and display' systems, we are looking to work with the Outdoor Access Trust Scotland to develop a suitable parking system. They work with a number of Community Trusts across rural Scotland. This will raise an income to help us maintain the site, including the proposed toilets and community building, and hopefully reduce antisocial behaviours.





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### **6.4 Community Building and Toilets:**

During the consultation phase of the Feasibility Study a number of local groups who run our main events – the Strathyre Music Festival, the Christmas Market and Fireworks Night – suggested that the construction of an open-sided, or partially open-sided structure would be beneficial. Having lost marquees in the past to bad weather, a permanent structure would help ensure against such things. Further suggestions include a small heritage and local information point. Combining all these elements, plus the inclusion of two unisex toilets, might be an affordable way to provide a wide range of facilities. It could also prove a selling point if we aim to hire the site for events or activities for outside groups, such as weddings and sports events.



### **6.5 Site Leasing:**

We will look to increase the profile and income of the site through leasing the site, or areas, for various purposes. This could include weddings, small scale specialist festivals, scouting and other activity groups, or letting specific areas to local outdoor activities providers.

This could bring in a small but important income for the Broch Field, as well as raising the profile of the site and the local area.

### **6.6 Community Orchard:**

It has been the desire of the local community for some time to develop a Community Orchard. This popular idea is achievable at the Broch Field. We will work with local professionals and enthusiastic gardeners to deliver the orchard. We will seek support and funding from various bodies across Scotland and UK, who aim to improve biodiversity and food security. In the long-term, this could lead to a wider community garden, growing local fruit, veg and flowers.



### **6.7 Signage:**

In keeping with the other major developments detailed above, we would look to develop a suite of high quality signage for the Broch Field, which will provide information on the local area – walks, hills, woodlands, services and businesses – as well as information on rights and responsibilities of using the Broch Field.





## The Broch Field, Strathyre: Project Proposal and Management Plan

### 7. Methodology

The following section summarises how we plan to achieve the purchase and developments as described above.

#### 7.1 Site Purchase:

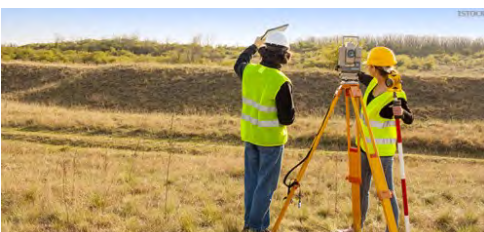
- Gather community support and commission a Feasibility Study into the proposed purchase and developments for the Broch Field – **completed Spring 2020**.
- Apply to Forest and Land Scotland for a Community Asset Transfer (CAT) – **to be submitted before Christmas 2020**.
- If successful in our CAT application, apply to the Scottish Land Fund (SLF) for the purchase and proposed development works – **June/July 2021**.
- If successful we will look to purchase the land in a timely fashion.

#### 7.2 Drainage Works:

- Produce and issue a costed tender brief for the works.
- Commission a suitable contractor to undertake the works.
- Work closely with the contractors during the works.

#### 7.3 Warden and Works Team:

- Work with local community to identify volunteers who would be willing to form a Works Team.
- Advertise and hire a local person/people to become a Warden for the site.
- Research and purchase suitable equipment – ride-on mower, a strimmer and/or brushcutter, suitable hand tools, suitable PPE and other safety equipment.
- Research and purchase a suitable storage container – or develop one in conjunction with the Outdoor Shelter.
- Develop an annual schedule and costings for maintenance works needed.



#### 7.4 Parking Upgrade and System:

- Produce and issue a costed 'design and build' tender brief for the parking and motorhome upgrade works, including surface repairs, bay marking, freshwater tap and signage.
- Commission a suitable designer or experienced consultant to undertake the design, and commission and project manage the construction and installation works. It would be expected that the Trust would be consulted during each stage.
- Work with Outdoor Access Trust Scotland to design and install a suitable 'pay and display' system for the site.
- Work closely with the consultants and other contractors during all stages of the project.

#### 7.5 Community Building and Toilets:

- Produce and issue a costed 'design and build' tender brief for the works. This will be developed in close coordination with other local user groups, such as the Music Festival and events groups, and should include accessible toilet facilities, and investigating photovoltaic panels.
- Commission a suitable designer or experienced consultant to undertake the design, and commission and project manage the construction works. It would be expected that the Trust and other groups would be consulted during each stage.
- Work closely with the consultants and other contractors during all stages of the project.

#### 7.6 Broch Structure Removal:

- Work with local construction teams to dismantle the structure safely. We will include information about the structure in local interpretation boards.

#### 7.7 Signage:

- Produce and issue a costed tender brief for the design and installation of the signage, as well as designing and producing leaflets.
- Commission a suitable designer to undertake the project. They would be expected to work closely with the Trust and other consultants over the duration of all the projects.



## The Broch Field, Strathyre: Project Proposal and Management Plan

### 8. Benefits of Purchase and Developments

#### 8.1 Social Benefits

If the BLS Community Trust purchases the field it simply keeps our much loved and much used village green for our community. When the land was first put on the market we were approached by several members and groups of the local community, concerned that we would lose this vital space.

The purchase and development of the Broch Field enables the continuation of important local events, such as the Strathyre Music Festival, which brings 1000s to the village annually; our popular Christmas Market, and the Fireworks Night, which attracts people from all over the wider area. It will also encourage the development of further events and activities, of which there are already discussions, including sport, art, and use by the local school. All of which brings our community together, improving contact and cohesion between a wide demographic.

Through the ownership and management of the Broch Field we aim to control irresponsible wild camping, which is banned in the area through the National Park's By-laws, however, is often flouted. By dealing with campers in a formal measured way we will help appease local disquiet.

#### 8.2 Economic Benefits

Our existing local events and activities already bring crucial income to the village, benefiting local businesses, including pubs, shops, cafes and accommodation providers. Being able to expand on these events and activities will enable our community to provide more sustainable income, 'future-proofing' our local economy.

Providing upgraded, monitored parking with a suitable 'pay and display' system will provide an income for the Trust. This will enable us to properly manage the site and encourage more visitors to stop, benefiting local shops and food providers.

Owning the site means we will be able to provide exclusive Broch Field hire for events and activities, such as weddings and sporting events. This will raise the local area profile regionally and nationally, bringing additional footfall and income to the Trust and local businesses.

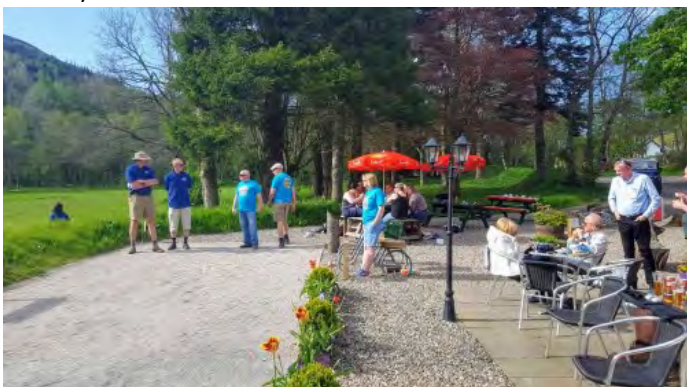
Providing and managing a lovely space for people to enjoy will raise the profile of the area generally, boosting visitor numbers and local income.



Strathyre Christmas Market



White Stag Inn









## The Broch Field, Strathyre: Project Proposal and Management Plan

### 9. Project Costings

Table 2 summarises the total costs of the project purchase and development. To see a breakdown of the individual costs please see Appendix 6.

The land has been professionally valued at £25,000, see Appendix 2, of which the SLF can contribute up to 95%. However the added value to the community is significant, and we would lose a lot as a community if the land were sold into private hands. A consultation of local businesses and the Community Development Trust is summarised in the table below (Table 1), however the amount that would be lost from the local economy is significant, c£27,500p/a. The Trust could also lose a significant income. Currently we obtain c £5,800p/a from fundraising, which contributes significantly to our activities and events. We also had discussions with local businesses about the other things that would be lost, such as our village parking, an area for people to enjoy – a place for local and visiting children to play. The site is a very important part of the community, both socially and economically. We will not be purchasing the bridge, which will also reduce the site's value.

Item	Value (to Trust)	Value (to community)
Music Festival	£300.00	£14,505.00
Christmas Market	£2,500.00	£1,500.00
Fireworks	£3,000.00	£1,500.00
Car Parking/picnic area	£4,000.00	£10,000.00
<b>Total</b>	<b>£9,800.00</b>	<b>£27,505.00</b>

**Table 1: Summary of Added Value of the Broch Field to the Community**

The remainder of the costs are for the development of the Broch Field, to make sure that the site is in top condition, and that the BLS Community Trust are in a position to manage the site properly. This includes providing a regular income through the Motorhome Stopover Point, upgrading facilities offered, improving the condition of the site, and providing equipment to manage the site to a high standard.

<b>Total Cost of Project Purchase and Developments</b>	
Item	Costs
Purchase of Land	1,000.00
Structures and Landscaping	43,720.00
Drainage works	6,320.00
Local Works team - Set-up costs	4,150.00
Signage	8,036.00
Parking Upgrade and System	9,850.00
Community Orchard	579.00
Design and Planning fees	18,092.00
<b>TOTAL</b>	<b>91,747.00</b>

**Table 2: Summary of Set-up Costs**



## The Broch Field, Strathgryre: Project Proposal and Management Plan

### 10. Project Schedule

Table 3 provides a timetable for all project works, from securing the Community Asset Transfer, acquiring funding, planning permissions, design works and construction works.

Table 2 Schedule of Project Works															
Item	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Complete Feasibility Study															
Community consultation and poll															
Form Broch Field Management Team															
Finalise Project Proposal and costings															
Application for CAT to FLS															
Refresh valuation if needed															
Application to SLF for funding - if CAT is successful															
Item	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22		
Results of SLF application															
If SLF successful work with FLS to complete the purchase															
Produce and issue tender briefs															
Recruit volunteer maintenance team															
Hire warden?															
Purchase maintenance equipment															
Assessment of tender briefs and commission design consultants															
Design production and acceptance															
Planning permissions															
Item	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22								
Produce and issue tender briefs for works															
Commission contractors															
Procurement and site set-up															
Construction works															

**Table 3: Schedule of Purchase and Works**



## The Broch Field, Strathgryre: Project Proposal and Management Plan

### 11. Annual Running Costs

The main income for the Broch Field is summarized below in Table 4 (for detail see Appendix 6), and will be mainly accrued from the parking and toilet facilities. This will be based on a mixed system of 'pay and display' system for parking, and donations for facilities such as the toilets. This income will pay for the bulk of our insurance and management and maintenance costs. Additional income will come from site hire for markets, the Music Festival, commercial hire, and local fundraising. Over time we aim to increase the income from the parking and site hire as we raise our profile through advertising and word of mouth.

Major outgoings (see Appendix 6 for detail) are the maintenance and management of the Broch Field, including grass cutting, litter picking, warden duties, and annual repairs, followed by insurances and electricity. This should result in a small annual profit. We hope over time we will increase footfall and thus increase our profits.

Profit/Loss		
Item	Incoming	Outgoing
Local Markets	£210.00	
Music Festival	£175.00	
Other local events	£140.00	
Commercial hire	£400.00	
Income from 24hr Stops*	£3,030.00	
Income from other parking**	£2,640.00	
General donations***	£1,296.00	
Fundraising	£1,000.00	
Electricity standing charge		£146.88
Electricity use		£570.00
Broadband (Plusnet)		£360.00
Water rates		£0.00
Tree maintenance		£150.00
Orchard works		£0.00
Insurance		£280.00
Cleaning products/loo paper		£360.00
Grass Cutting/site maintenance		£420.00
Warden*		£4,280.00
Maintenance and repairs		£740.00
<b>Totals</b>	<b>£8,891.00</b>	<b>£7,306.88</b>
<b>Profit/Loss</b>		<b>£1,584.12</b>

**Table 4: Summary of annual Income and Outgoings, and Profit and Loss.**



## The Broch Field, Strathyre: Project Proposal and Management Plan

### 12. Annual Maintenance Plan

Table 5 below provides an annual schedule of works for the Broch Field. The bulk of the works occur from March to October, through the 'High-Season'. These include annual repairs and maintenance, such as parking system servicing, any surface repairs, woodland and orchard management; and regular site maintenance such as grass cutting, litter picking and warden duties. We will use a mix of methods to complete these duties. We will contract in local, specialists for annual orchard works and general maintenance; employ a Warden to monitor and maintain the site during the high season—this could be extended if we have significant year-round usage; and either the employ the warden or other local person to undertake bi-monthly grass cutting. We will establish a local, volunteer maintenance team for assistance, This will spread the load of the work, and make sure that we are not overly reliant on a small number of people, and that work that needs done gets done.

Annual Maintenance Plan												
Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Major Parking Maintenance												
Grass Cutting (bi-monthly)												
Litter picking												
Warden duties												
Orchard works												
General repairs and maintenance												
Weekly												
Monthly												
Daily												
Annual												

**Table 5: Annual Maintenance Schedule**