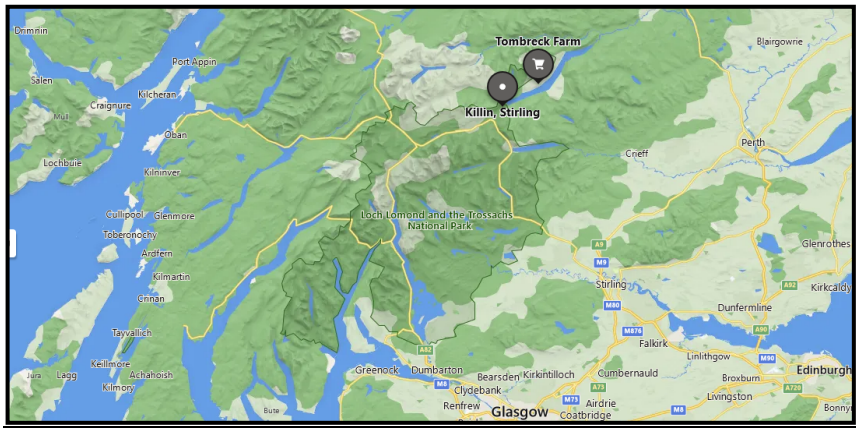
Tombreck grazing tenancy application information

1.0 Introduction

This document has been created in order to provide detailed information for prospective applicants for a Grazing tenancy at Tombreck farm, Perthshire, Scotland. www.tombreck.co.uk The following information was gathered from a site visit and soil analysis in February 2022 by Adam Keeves, an independent consultant. The report also contains information and extracts from previous consultation and surveys undertaken by other organisations. All reports are available on request.

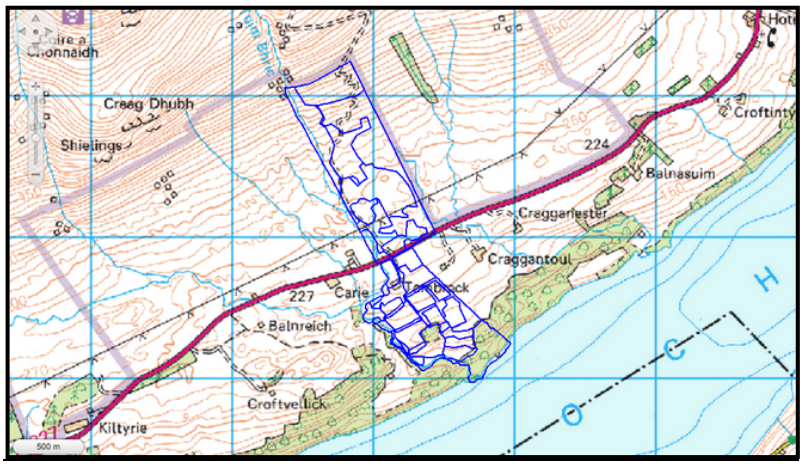
2.0 Farm location

Tombreck Farm is located in Perthshire 6.5 miles northeast of the Village of Killin, adjacent to Loch Tay, around 65 miles north of Glasgow (Tombreck Farm, Lawers, Aberfeldy, Perth & Kinross, Scotland, PH15 2PB). Grid Reference NN 65184 37614



Map1: Showing the local village killin and Tombreck farm, Perthshire, Scotland

Tombreck is a 112ha farm running from the loch side at 120m up to 420m on the southern side of Ben Lawers hill range and is adjacent to a special area of conservation. The woodland that runs alongside the loch is also a part of the Carie/Cragganester SSSI. The agricultural land is registered as a Less Favourable Area (LFA). The farm is split in two by the A827 and consists of a wide range of important grassland biodiversity as indicated below.



Map 2: Ordinance survey map of Tombreck farm showing the outlines of fields

3.0 Tombreck history

There is a mass of evidence to show that the southern slopes of Ben Lawers, which consist of fertile limestone and schist based soils, have been cultivated since the Bronze Age. The area is now dominated by grazing but has a long history of producing grains, chiefly oats along with beans, peas, potatoes, kale, rape and turnips. From the middle of the eighteenth century until 1948, Tombreck, along with thousands of acres of surrounding land, were part of Breadalbane Estate with lands rented out to tenant farmers or crofters. Tombreck Farm was bought in 1948 by Andrew Brown and his son James Brown. For the next 35 years the land at Tombreck was a traditional mixed livestock farm until ill health resulted in stock being sold off and the land rented out. When Tober Brown took over Tombreck in 1997 from his late father the land had become neglected and over grazed.

Following Tober's return, the slow process of regenerating the farm began, with some drains repaired, gardens brought into cultivation, mass planting of native trees (80,000 trees approximately covering 1/3rd the farm) and in recent years the reduction in stocking rates. The farm now houses 20 people and is home to the 'Big Shed' community building which provides affordable work and meeting spaces for people in the local area as well as being available for outside hires.

Tombreck also has a number of small land based enterprises including willow growing, Scottish native wildflowers*, a fledgling vegetable seed saving and production business, a small market garden and micro green business*, and a beekeeper. Currently there is also a small flock of Castlemilk Moorit sheep and a pedigree herd of free-range KuneKune pigs that graze within the agroforestry areas. Produce from the farm is either sold through the 'honesty box' Tombreck farm shop or local outlets.

4.0 Tombreck Vision

The long-term vision for Tombreck has always been to build a community of people who live and work on the farm and in the local area. Access to affordable housing is key to this vision. We want the farm to be managed regneratively and productively providing a local, low carbon, resilient food production system. One that builds soil health fosters biodiversity and protects water sources. The current aging demographic of the community is such that we are especially welcoming applications from young people and families.

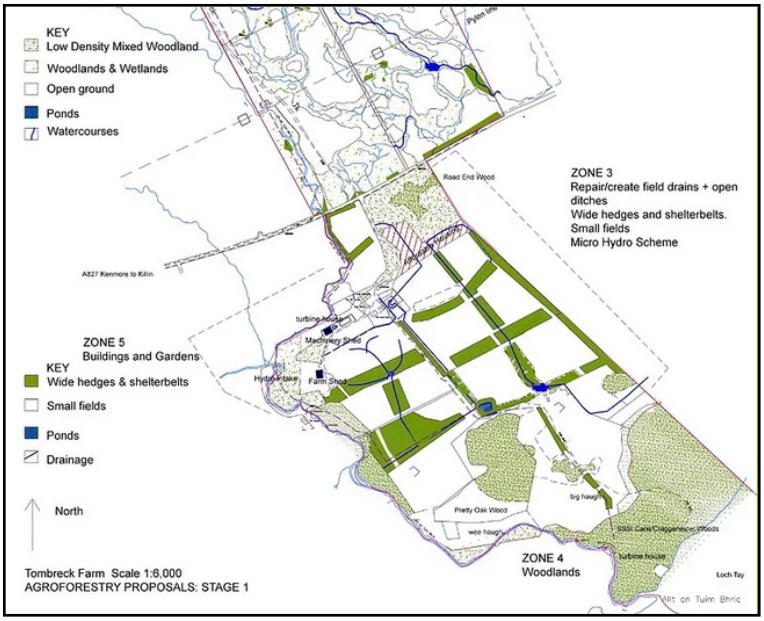


Figure 1: Tombreck landscape map showing its vision for a resilient regenerative farm

5.0 Organisational structure

The farm is currently owned by Tober Brown, and is run in partnership with a number of trustees made up of family members. The farm finances and day-to-day operations, are run by Sue Manning and Tober Brown, who both live and work on the farm. All residents and tenants of Tombreck are also a part of the Tombreck Action group. The aim of this group is to "To work as a farm, and to diversify into other activities so as to include other people, and to provide housing and employment at a sustainable level." This initiative has helped projects such as the Big Shed and the Tombreck Rural Housing Co op to be established. Everyone living and /or working at Tombreck has to be a member and also to pay a monthly amount (currently £10/month). This goes towards maintaining the sewage treatment system, the water supply, the access track and the courtyard etc. Meetings are usually held twice a year and otherwise as required. Any new enterprise would be expected to pay into this scheme and work with the initiative.

6.0 Recent grazing management

In the past 10 years Sue and Tober have been taking a more direct involvement in the farmland management. It started with a Forestry Grant Scheme application covering new native woodlands consisting of approximately 80,000 trees covering 1/3rd the farm. This was followed by a successful Agri-Environment and Climate Scheme application in 2017. This scheme has led to the grazing management concentrating on the improvement and conservation of wetland and species-rich grassland habitats, particularly on the North side of the A827. During this time there has been a drastic reduction in sheep numbers and a transition to a mix stocking system. The grazing has been carried out by an in house flock of 22 Castlemilk Moorit ewes with two tups. The remaining grazing is currently undertaken by a neighbouring farm, with cattle in the summer and sheep during the winter months.

7.0 Tombreck grazing vision

In the coming years Tombreck wants to see the grazing enterprise on the farm simultaneously foster biodiversity, improve the health of the soils, improve productivity and become financially viable. We recognise that the balance of food production and fostering biodiversity can be seen as a sliding scale with one subtracting from the other. However, we see humans as keystone species of the environment and have the knowledge and tools to form an environment that supports both into the future. A low intensity, grass based, native cattle grazing system is seen as being the most sustainable and suitable system to fulfil this vision. Livestock would ideally be outwintered with grasslands undergoing long rest periods and short grazing periods, with small amounts of hay production for on farm usage.

We would also like to see the eventual inclusion of livestock into the native woodlands enabling livestock to exhibit natural behaviour, shelter and graze. Any applicant will need to be able to show how they intended to fulfil this and the wider Tombreck vision. Any system will also need to be able to include the current small flock of 24 ewes and tups, 3 horses, two goats and several pigs (although the latter forage in the agroforestry areas). This production system should uphold organic principles and standards although it is not necessary to be certified.

8.0 Farm details

The farm landscape is described below in more detail, and includes information extracted from two reports undertaken by the Scottish Farm Advisory Service. These include a Carbon Footprint report and two from Locket Agri-Environment regarding the Conservation Grazing for the AECS scheme in 2017 and 2018. See Appendix A at the end of this document for field sizes and descriptions.

8.1 Agroforestry (48.3ha)

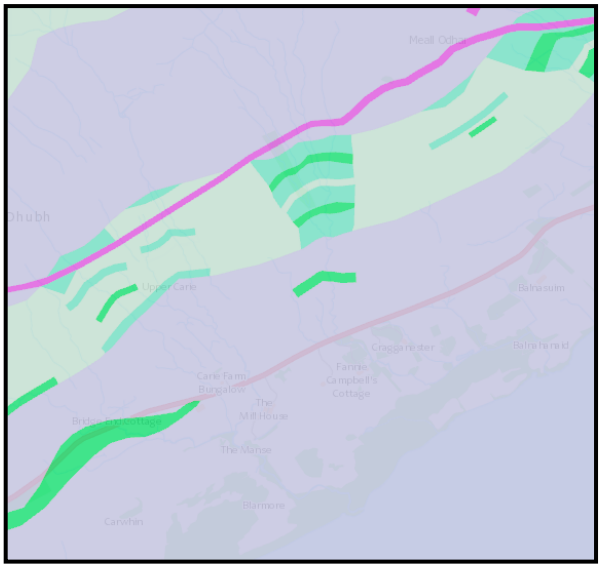
In 2016 Tombreck was awarded a Scottish Forestry Grant to plant over 80,000 native trees, as woodland strips or 'roundels', along with some larger areas of woodland higher up the farm. This means that about one third of the farm is now woodland, creating small fields surrounded by shelterbelts. An illustrated map of the planting is displayed below in figure 1.

Map 3: Landscape map showing the implemented landscape structure for a resilient regenerative farm

Two perimeter deer fences protect the newly planted trees on both sides of the main road. Below the road, the stock fences and planting of oak, hazel, downy birch, willow, aspen, alder, hazel, rowan, crab apple, bird cherry, wild cherry, hawthorn and blackthorn were finished in April 2017. Stock fence construction above the road was completed in autumn 2017, and a similar species mix to below the road, but with the addition of silver birch and Scots pine were planted in 2018. As mentioned the creation of these habitats are seen as an essential part of regenerating the farm being able to provide timber and non timber forest products, grazing opportunities, animal shelter and support biodiversity.

8.2 Geology

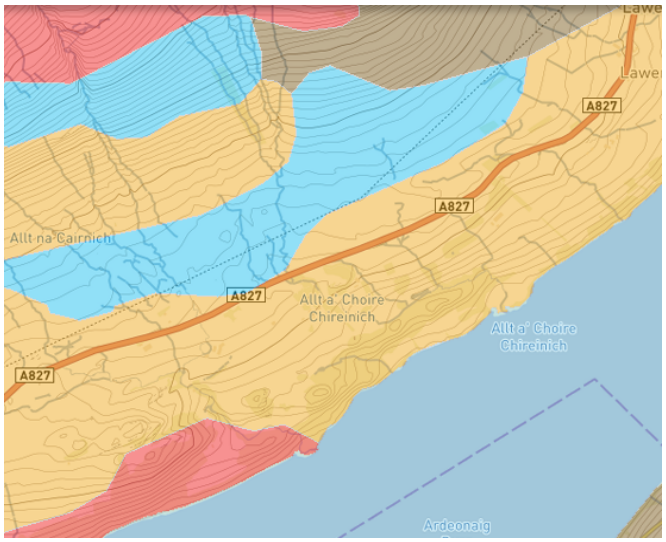
The topography and soils are influenced by a varied geology across the farm. The geological formations are shown in picture one overlaid on the ordnance survey map. The dominant light purple colour that extends from the loch side to above the road is a part of the Ben Lui schist formation, which is a metamorphosed fine-grained sedimentary rock. The clear band that is seen above the road to the top of the farm is a Loch Tay Limestone formation, a calcareous sediment or sedimentary rock composed of very fine clay or mud particles.



Map 4: Map showing the geological map over laid an ordnance survey map. The farm lies at the centre of the map. The light purple line at the lower half of the map is the A827

8.3 Soils

Map 5 shows the soil classifications of the farm soils overlaid on the ordnance survey map. Tombreck is dominated by two major soil groups mineral Podzol (light brown) and Mineral Gley soils (light blue).



Map 5: Soil classification overlay of an ordnance survey map. The farm stretches across the light brown and blue sections

8.3.1 Mineral podzol soils (light brown)

Podzols are widespread throughout Scotland, generally associated with acid parent material and semi-natural heath or coarse grassland vegetation and coniferous woodland. They are characteristic of any topographic position where aerobic conditions prevail and water can percolate freely through the upper part of the profile. Podzols are generally infertile and are physically limiting soils for productive use. They are extremely acid, have high C/N ratios, are lacking in most plant nutrients, except within the H and upper mineral horizons. Where they are used for arable cropping long-term fertilisation is required. They are often used for grazing, forestry or recreation.

Generalised Soil Type	Mineral podzols
Major Soil Group	Podzols
Major Soil Subgroup	Humus-iron podzols
Parent Material	Drifts derived from arenaceous schists and strongly metamorphosed argillaceous schists of the Dalradian Series
Soil Association	Strichen
Component Soils	Humus-iron podzols

Figure 1: Soil classification information for the Mineral podzols soil (light brown)

8.3.2 Mineral Gley soils (blue)

Gleys are widespread throughout Scotland, they are often confined to depressed or receiving sites where anaerobic conditions result from the periodic or long-term waterlogging; either a direct result of surface water collection or groundwater conditions. They also occur where the soil is dense and water is prevented from moving through the soil. They are found at all elevations. Where the upper soil horizons are wet for much of the year, they are generally rich in organic matter with intergrades to shallow peat (peat >50cm). They require adequate drainage for proper agricultural use and some form of drainage/remediation for satisfactory tree growth. In humid upland areas gley soils with peaty topsoils develop under moorland or blanket bog vegetation and rough grazing or forestry are the principal forms of land use.

Generalised Soil Type	Mineral gleys
Major Soil Group	Gleys
Major Soil Subgroup	Noncalcareous gleys
Parent Material	Drifts derived from arenaceous schists and strongly metamorphosed argillaceous schists of the Dalradian Series
Soil Association	Strichen
Component Soils	Noncalcareous gleys with humic gleys

Figure 2: soil classification information for mineral gleys soils.

8.3.3 Base Enrichment of soils

Although the above descriptions of both soil types can be found at Tombreck it is very important to note that due to the Loch Tay Limestone formation found above the farm soils have a level of base mineral (calcium, magnesium and sodium) enrichment. For production purposes this has a beneficial effect on increasing the pH and fertility of the soils. The scale of effect is unknown but the presence and abundance of certain species indicates that frequent enrichment must occur. The only soil test undertaken has been in a single field in the southern section of the farm. Acidity and fertility indexes are moderate for grassland production which points to base enrichment. However this field has had a pervious history of cropping and may have had various inputs over the years and may not be indicative. Soil tests should be a first step for any new tenant to aid management.

Laboratory Sample Reference	Field Details			Index			mg/l (Available)		
	No.	Name or O.S. Reference with Cropping Details	Soil pH	P	K	Mg	P	K	Mg
348010/22	1	**MARKET GARDEN FD** *1.5 hectares* *Grassland into Vegetables*	**5.5**	**1**	**1**	**1**	**9.8**	**76**	**49**

Figure 3: soil fertility indexes and ph results from soil samples taken from a mineral Podzol soil in the lower half of the farm.

8.4 Grasslands habitats (total approx. 55ha)

As mentioned the farm has partially been in an Agri-Environment and Climate Scheme since 2017. This scheme ends in 2022 and the farm is unlikely to apply for or receive further AECS funding. The funding supported a full grassland survey and reports on how to best manage the grassland communities for biodiversity improvement. The following information is partially extracted from this report. Map 6 and 7 display the classification of grasslands on the farm. These fall into four broad categories:

8.4.1 Fields currently managed as species rich grassland (approx. 34ha)

Due to the base enrichment a number of areas above the road are considered species rich and of conservation value. They contain species such as red clover, devil's bit scabious, yarrow, ribwort plantain, yellow rattle, harebell, tormentil, eyebright, self-heal, bird's foot trefoil, common vetch, thyme, and mouse-ear hawkweed. Below the 'large haugh' field at the very bottom of the farm is the most diverse and forms an area of neutral species rich grassland. With its southerly aspect, and surrounding native woodlands plants present in this field include yellow rattle, knapweed, bird's foot trefoil, meadow buttercup, red clover, autumn hawkbit, tufted vetch, common sorrel, and ribwort plantain. These fields would benefit from an extensive late cattle/sheep grazing regime and should be managed for conservation value as a priority.

8.4.2 Previously improved grassland fields (approx. 5ha)

These grasslands are gradually reverting to a more species rich type sward. This includes the north-facing field (F6) which was entered into the AECS species rich grassland and in 2018. The field was scarified and over sown with a species rich grassland mix including yarrow, self-heal, yellow rattle, meadow buttercup, ox eye daisy. Extensive cattle / sheep grazing would ensure continued reversion of these habitats.

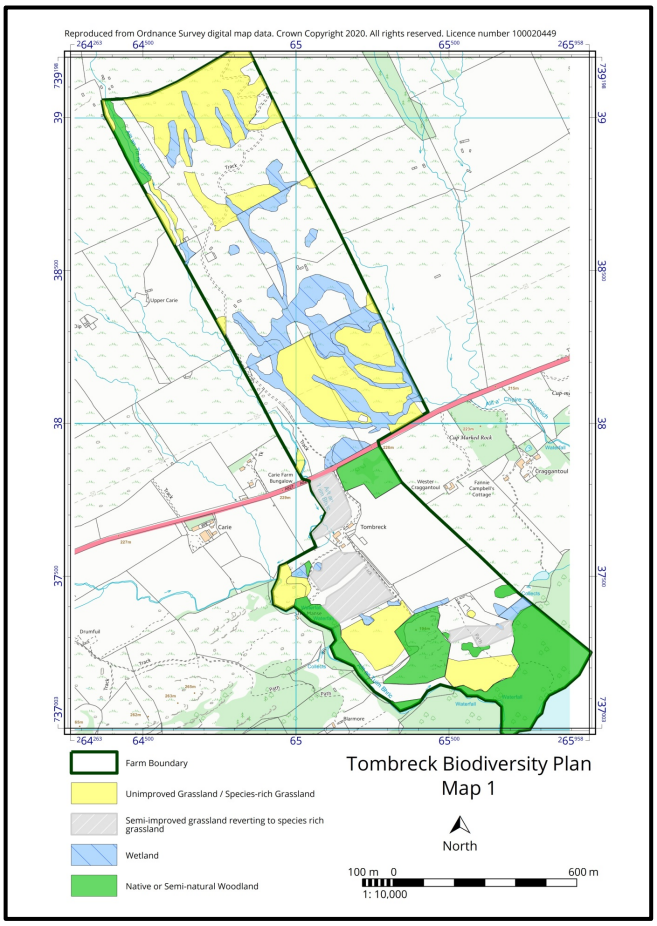
8.4.3 Previously improved grassland fields with limited plant interest (approx. 16 ha)

These fields contain fescues, crested dog's tail, white clover and a limited range of forbs. These fields offer the potential of more productive grazing with careful enhancement of sward and soil fertility through over sowing clovers and liming.

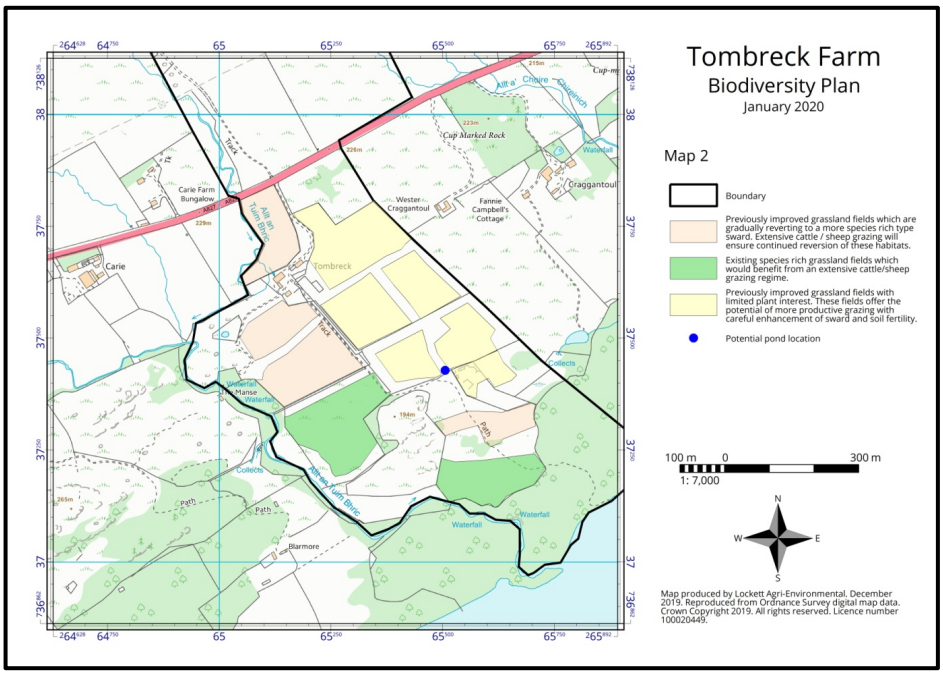
8.4.4 Wetlands (see map below)

Marshy grassland is a common habitat at Tombreck and is scattered throughout the farm. Generally, this habitat is dominated by sharp flowered rush. Other species present typically include devil's bit scabious, marsh thistle, meadow buttercup, ragged robin. Scrub management in these fields of less conservation value though fertility and sward management would enable an increase in grazing productivity. As well as marshy grassland there are extensive areas of fen wetland, particularly above the road. These areas are characterised by gently sloping ground and basins with significant basic enrichment from the flushes, springs and small watercourses that flow through the sites.

A particularly high diversity is noted in these areas including a wide range of species indicative of a basic enrichment. These include grass of parnassus, sneezewort, sharp flowered rush, jointed rush, marsh marigold, marsh cinquefoil, quaking grass, ragged robin, lousewort, marsh lousewort, spearwort, bog bean, marsh thistle, devil's bit scabious and a range of sedge species. These base enriched fields would benefit from an extensive late cattle/sheep grazing regime and should be managed for conservation value as a priority.



Map 6: Map showing whole farm grassland biodiversity classification



Map 7: map showing a detailed Biodiversity plan of the lower half of Tombreck

8.4.5 Ben Lawers Hill grazing

Historically Tombreck had rights to summer hill grazing on the hills of Ben Lawers. In 2017 the grazing rights for the hill were sold to the National Trust for Scotland to raise capital to secure the future of the farm. A good relationship exists with the National Trust and they have expressed interest in potentially having cattle grazing the higher ground, which could complement cattle grazing at Tombreck. **SEE END OF DOCUMENT APPENDIX B FOR UPDATE** 15/09/22

8.5 Climate

The nearest climate modelling that could be found is in Killin 6.5 mile east. Temperature information will only be able to provide a guideline, as Killin elevation is 113m. However both rainfall and daylight hours will be similar to Tombreck.

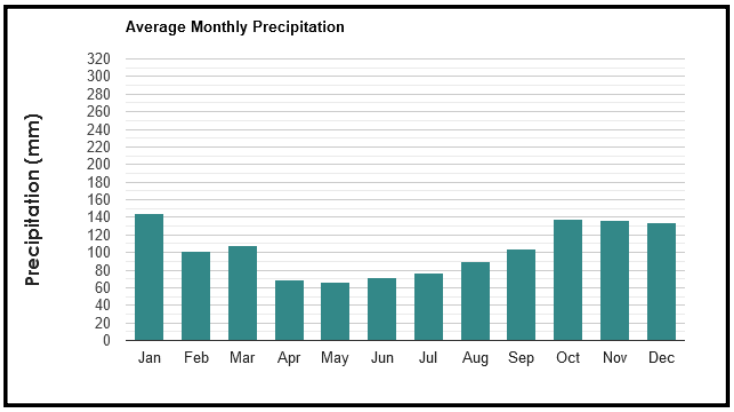


Figure 4: Killin average monthly precipitation

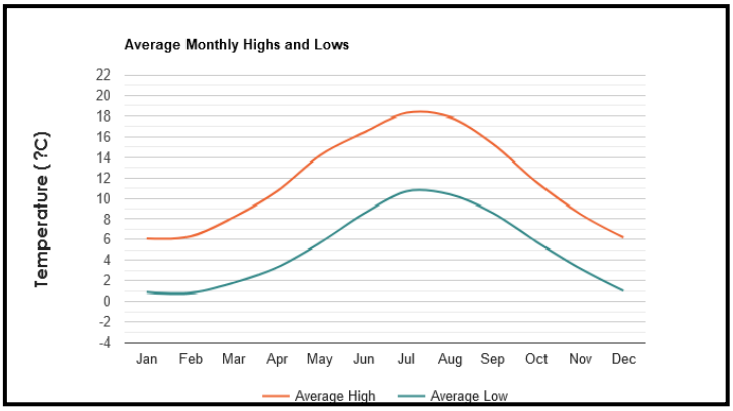


Figure 5: Killin average monthly temperature

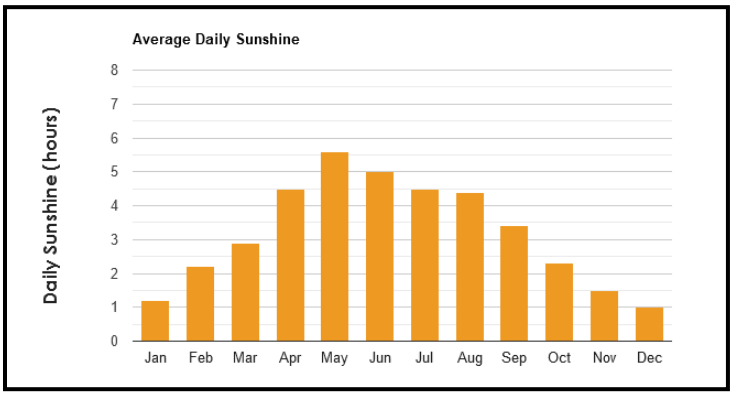


Figure 6: Killin average daily sunshine

As seen in figures 2, 3 and 4 Tombreck is a high rainfall area with a total average of 1200mm over 175 days of the year. This is not dissimilar to other areas of the north, west and south west of the UK. Temperatures are low with the warmest month of the year July averaging a temperature of 11.9 °C and the lowest in January averaging 0.5 °C. Hours of sunshine (*for clarity, not daylight hours*) are low for the UK with an average of 1228 hours per year and vary considerably across the year. In May there is an average of 5.62 hours of sunshine a day and a total of 174.16 hours of sunshine throughout. In January there are an average of 1.48 hours of sunshine per day and a total of 45.95.

8.5 Stocking capacity

Stocking rates are unknown for the farm due to the grazing being let for many years and no records being kept. It would be advisable to set stocking rates low initially until productivity is assessed. Methods such as deferred grazing, hay making and foggage could be used to combat surplus growth. The figure 5 below offers guideline average stocking rates for various habitats found across the farm. These are stocking rates used for conservation grazing so higher rates would be possible; however extensive degradation of many of the pastures and their soils has occurred with historic over stocking rates. Over time with correct management these stocking rates can be increased.

	Guideline annual average stocking rate LU/ha/year
Grassland	
Improved grassland (e.g. Lolium)	1.00
Unimproved lowland grassland	0.30 – 0.40
Unimproved upland grassland (e.g. Nardus)	0.15 - 0.25
Moorland	
Young heather (<20cm)	0.20
Intermediate heather (20-40 cm)	0.05
Old heather (>40 cm)	0.02
Blanket Bog	0.06
Woodland	
High fertility (e.g. Lowland broadleaves)	0.15
Moderate fertility (e.g. Birchwood)	0.07
Low fertility (e.g. Native pinewood)	0.03
Mob-stocking to enhance regeneration*	0.25 - 0.50
Wetland	
Rush pasture	0.40
Lowland raised bog	0.05
Swamp and fen	0.03

Figure 7: Data shows guideline annual stocking rates across various habitats.

8.6 Infrastructure

With the benefit of the woodland creation grants all the fields have new stock proof fencing and gates and each field also has water access. There is a small sheep race in the higher part of the farm, and one below, but there are currently no cattle handling facilities or livestock housing. Tombreck Farming LLP has a small amount of capital, which could be invested in a new farm shed and for basic cattle handling facilities. The design of the farm shed has yet to be decided but would include space for farm equipment storage and access for pallet deliveries. It is not intended that the shed would be large enough for over-wintering stock. We would expect to work with our new land tenants on what their requirements are. There is no machinery or tractor, other than a small livestock trailer, at Tombreck so new tenants would need to supply necessary machinery themselves such as a large livestock trailer and electric fencing. The grazing system would also benefit from small scale hay making equipment as grass growth can be very high for short periods in the summer due to long day light hours (when moisture and temperatures are adequate). The Big Shed community building on the farm has a commercial kitchen, which can be hired by the hour for secondary processing of produce. www.bigshed.org.uk

8.7 Carbon survey

As set out in the vision of Tombreck in the outset of this document it is recognised that, through correct land management, the farm has the potential to be a carbon sink. A Carbon Footprint survey was undertaken of the whole farm in 2019. The report highlighted a number of core activities that Tombreck could undertake to reduce its greenhouse gas emissions. The full report is available on request. These included:

- Using energy and fuels efficiently
- Developing renewable energy
- Locking carbon into the soil and vegetation
- Optimising the application of fertiliser and manures
- Optimising livestock management and storage of waste

With the exception of 'developing renewable energy', any tenant must be able to demonstrate how they intend to fulfil these requirements.

9.0 Grazing management requirements

- Produce to a minimum of Organic standards; based on outwintering and a grass based diet for livestock (although not required to be certified)
- Animal health plan; that aims to reduce the use of antibiotics and anthelmintics
- Grazing plan; that lengthens rest periods and shortens grazing events
- Soil monitoring
- Biodiversity monitoring
- Identifying and protection of conservation areas
- Improvement of non conservation areas
- Minimize soil erosion and leaching through timely tillage, reducing poaching and keeping soils covered
- Maintain water quality
- Minimise inputs and off farm out puts of fertility; aiming toward a closed loop system
- Commitment to reducing the carbon footprint
- Uphold Tombreck values

10.0 Sales avenues and subsides

Due to changes in payment schemes the farm will no longer be eligible for ACES payments although other grants maybe available in the future. If appropriate, it would be the responsibility of the tenant to apply, or a joint application could be made. Tombreck will continue to claim the Basic Payment and Forestry Grant Scheme payments.

The nearest livestock markets are in Stirling and Perth. There is an abattoir, which takes sheep at Downfield in Fife, and there are several abattoirs in the Central belt near Glasgow.

There are a number of possible direct outlets for produce in the local area.

- Tombreck farm shop. (This will be available to rent as an independent outlet at some point)
- Local Farmers Markets – ie. Aberfeldy
- Online Local food hub Neighbourfood https://www.neighbourfood.co.uk
- Local restaurants and shops
- Big Shed hires and on-farm camping groups

11.0 Housing

The Farmhouse will be available to rent from spring 2023. Although there are currently no spare houses on the farm, there might be the capacity to site a yurt or temporary living structure but this is subject to availability and suitability of proposal. Please state in your application if and when you would require housing.

The Tombreck Rural Housing Co-op was established in 2020 and development proposals are at an early stage. New member applications will be open to people with a business plan for a land based farming or growing project.

12.0 Enterprise structure and rent

Tombreck seeks to find somebody that shares their vision to carry out the core farming activities on the farm. Ideally it would be someone interested in a share farming arrangement, eventually running the grazing as a separate enterprise. How this enterprise is structured would be the decision of the tenant as long as it was within Tombreck values and fulfilled the grazing management requirements. Costs of renting will depend on the business structure, requirements of the tenant and housing needs. These can be discussed once an application is submitted.

13.0 Applicant requirements

- Holistic and flexible approach to land management
- Commitment local, resilient and sustainable food production
- Commitment to cooperative working relationships and mutuality
- Commitment to Tombreck values
- Commitment to maintaining productivity
- 2 years practical commercial experience

14.0 Application process

We are open to anyone submitting a proposal for the stock grazing at Tombreck. The above information should provide all applicants with a base line of information to enter into the application process. A successful applicant will need to pass through a number of stages.

1. Express interest via email or letter to Tombreck with a proposal no more than 1 page long. This should highlight your vision for the grazing, how this complements the Tombreck vision, the enterprise you intend to establish and a simple description of the production and marketing system/s. This should be supported by a small amount of information about you, your experience, housing needs and who will be joining you.
2. If the proposal is fitting for Tombreck then you will be invited to attend a farm visit to meet both Tober and Sue and discuss any further details. You will also meet other people living and working on Tombreck Farm.
3. The next stage of application then requires the applicant to submit a more detailed enterprise plan which should include:

- Timeline, including proposed start date
- Business plan
- Start up costs plus capital and other funding available
- Brief proposals for reducing greenhouse gas emissions

- Enterprise Gross margins
- Projected monthly income and expenditure including proposed rent
- Cash flows
- Other sources of income if needed
- Infrastructure required
- A simple SWOT business analysis (Strengths, Weaknesses, Opportunities, Threats)
- Grazing plan
- Animal Health plan
- Two References

4. Please let us know if you intend to submit a full application, as we may set a closing date.

5. Following the Business Plan, we may invite short listed applicants to attend an interview

We look forward to hearing from you!

15.0 Contact information

Sue Manning and Tober Brown
The Farmhouse
Tombreck
Lawers
Aberfeldy
Perth & Kinross
Scotland
PH15 2PB

Email suemanning@tombreck.co.uk

Mobile 07725 320546

16.0 Useful resources for applicants

Basic of soil fertility: Fibl
Sort out your soil: Cotswold Seeds
Small farm future: Chris Smaje

*[1] https://www.wildflowersscotland.com

*[2] https://www.scrumptiousgarden.com

AK / SM 17/03/22

APPENDIX A TOMBRECK FIELD SIZES & DESCRIPTIONS, see map on p4

Counter	LPID	Name, description and use	Area	Comments and historical notes
ABOVE THE ROAD				
2	NN/64683/39089	HM1 (Current AECS management area) for species rich grassland	8.29 ha	The highest field on the farm. More acidic than lower down because its above the band of limestone. A lot of small burns and ditches.
3	NN/64781/38653	HP1 Species rich grassland	7.23 ha	The drier areas were ploughed in 1978 for grass. Includes a small area of hard standing.
13	NN/65033/38329	HN2 (Current AECS management area) for species rich grassland	11.61 ha	The drier areas were ploughed in 1978 for grass. Swedes grown previously for winter-feed.
14	NN/65067/38104	HP2 Species rich grassland **Small car park and camping area**	3.78 ha	The drier areas were ploughed in 1978 for grass. Swedes grown previously for winter-feed.
21	NN/65142/37916	HM3 (Current AECS management area) for species rich grassland	3.38 ha **34.39 ha**	The drier areas were ploughed in 1978 for grass. Swedes grown previously for winter-feed. Some wetland fen areas.
BELOW THE ROAD				
18	NN/65115/37742	Back Field F9 Permanent grassland	1.54 ha	Grass, oats and turnips were grown historically.
33	NN/65301/37697	Side Field F1 Permanent grassland. Site for housing co-op (0.2ha)	2.90 ha	Grass, oats and turnips were grown historically. Good lambing field
19	NN/65124/37510	Top Fank Field F8 Permanent grassland	1.03 ha	Grass, oats and turnips were grown historically.
26	NN/65200/37463	Lower Fank Field F7 Species rich grassland	2.46 ha	Grass, oats and turnips were grown historically. Potential for good hay
31	NN/65278/37302	North Facing Field F6 Species rich grassland AECS grazing **Summer camping**	2.70 ha	Grass, oats and turnips were grown historically. Enhanced wildflower meadow sown in 2018.
35	NN/65327/37566	Market Garden Field 2B & 2C Wild bird seed 2022 1ha	1.96 ha	Grass, oats and turnips were grown historically. Some temporary grazing
40	NN/65420/37453	Western 10 acre 2D Wild birdseed sown 2021. Available for future crops and cultivation.	1.34 ha	Grass, oats and turnips were grown historically. Will hard graze this year to limit re-seeding of wild birdseed. Re-sow grass & wildflower seeds.
41	NN/65456/37622	Eastern 10 acre 2A Permanent grassland	1.18 ha	Grass, oats and turnips were grown historically.
45	NN/65567/37469	South Eastern 10 acre 2E Permanent grassland **small area of summer camping**	2.25 ha	Grass, oats and turnips were grown historically.
44	NN/65515/37320	Tractor Field F3 Species rich grassland **Orchard**	1.15 ha	Grass, oats and turnips were grown historically. Potential for good hay
47	NN/65607/37178	Big Haugh F4 Species rich grassland	1.78 ha	Grass, oats and turnips were grown historically. A good winter field for stock, generally well drained. Potential for good hay.
38	NN/65391/37123	Wee Haugh F5 Species rich grassland **Summer camping**	0.95 ha	Grass, oats and turnips were grown historically. Flat sandy ground and well draining. Potential for good hay
			21.24ha	

Note 1 Grazing and managed grazing will make a huge difference everywhere

Note The whole farm could be described as potentially species rich grassland

Note 3 The farm hosts a small number of courses and camping groups throughout the summer

APPENDIX B GRAZING ON NTS

Historically Tombreck had rights to summer hill grazing for sheep on the west Ben Lawers. In 2017 the grazing rights for the hill were sold to the National Trust for Scotland to raise capital to secure the future of the farm. A good relationship continues with the NTS.

West Beinn Ghlas

NTS have funding for a 2 year project to introduce conservation cattle grazing on 350 ha of the West Beinn Ghlas hill, which is about two miles to the west of Tombreck. The aim is to eliminate deer and sheep grazing and to use cattle to facilitate specices restoration. This includes an area of peat restoration and the creation of several small woodlands as well as grasslands. Electronic cattle collars will enable targeted grazing and prevent the cattle from going onto the road or footpaths. The project is a one year trail initially with 30 cows, but it is hoped that the project will continue.

2022 – Infrastructure including upper cattle grid, deer / sheep fencing.

2023 –Handling equipment and the purchase of 30 electronic cattle collars, 30 native cattle (Highland, Luing, Belted Galloway etc) on site from June to September as a minimun. NTS will either

a. Employ someone under a self employed contract on their behalf. The stock would be bought and sold again within one year. Or
b. Make an arrangement with someone to put their own cattle on the hill for the required period of time.

There are obviously advantages and disadvantages of these two options, and any agreements going forward might be a ‘mix and match’ arrangement.

Tombreck Farm is greatly interested in working with the NTS as there is potential for Tombreck cattle to be summer grazed on West Beinn Ghlas, with spring and winter grazing on Tombreck, which would increase the carrying capacilty of the farm. However NTS cannot contractually comit to any specific scenario at this stage.

Ben Lawers

There is the potential to graze cattle in the summer on the NTS hill ground above Tombreck and NTS have an interest in this. However although Tombreck sheep have been removed, there are still other grazing rights on this area of the hill and to the east, so the grazing for cattle is not as good as it otherwise might be. This might change and there maybe scope for future discussions.

SM 15/09/22