

Penmore Mill,  
Dervaig,  
Isle of Mull.  
PA75 6QS  
28th December 2008

Address

Dear .....

### **Langamull Woodland Crofts Development**

Thank you for your input into our Woodland Croft scheme which has been very useful. The board are developing a DRAFT policy which is currently under scrutiny by professionals. While proposals remain DRAFT and subject to alteration there follows an outline summary of the policy.

Woodland Crofts will be situated in the area of Langamull Woodland known as Cnoc Odhar where crofts of around 4Ha will be created. An area of common land will maximise 2<sup>nd</sup> rotation plantation, amenity value, biodiversity and crofter options.

There will be no right to buy.

A deer fence on the Langamull track and along the Dervaig – Calgary road as far as Mornish will require a contribution of around a quarter of the cost from crofters. Crofters will conclude their own agreements with other coterminous landowners. Crofters would be eligible to apply for grant assistance for fencing.

Rent will be £40/Ha and index linked with a rental holiday of 1 year @50% proposed.

Crofters will be able to build a house, subject to approval by the planning authority, which will be treated as an improvement. Crofters leaving the croft will be entitled to compensation for the agreed value of improvements. It is up to an outgoing crofter whether they charge for improvements.

All major improvements must first be agreed with the board of NWMCWC.

Assignment will only be allowed between family members except with the express agreement of the board of NWMCWC.

The crofter will be required to live within 16 kilometres of the croft and therefore will not be open to any absentee action by the Crofters Commission in terms of section 22 of the Crofters (Scotland) Act 1993.

Crofters will be expected to pay legal fees of around £500 plus VAT but should be eligible to include this in a Croft Entrant Scheme grant application.

No “sub-leasing” will be allowed without the agreement of NWMCWC.

It is expected that Woodland Crofts will retain an element of woodland. Any business plan should therefore include a minimum of 20% canopy cover.

Following the application process crofters will be offered crofts by preference. The objectives of their business plan will also be taken into account. Where there is demand for one particular croft preference will be given to the crofter scoring highest against the criteria set out in our allocations policy.

The allocation Policy will place as much weight on current residence and local connections as is allowed under current legislation and practice and we are currently obtaining professional advice on this.

Following the initial sift applicants will then be evaluated based on the practical and financial strength of their business plan including its relevance to the companies core objectives, their experience and skills and the general wider benefits of their plans and approach.

It is anticipated that subject to approval of the relevant bodies woodland crofts will be created in 2009. We will then invite applications for their tenancies.

If you wish clarification please do not hesitate to contact me or Ian Hepburn. Contact details are given below.

Yours sincerely,

Colin Morrison  
Chair, North West Mull Community Woodland Company

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