



INTEGRATED LAND MANAGEMENT PLAN

LAND HOLDING???

DATE???

Prepared by ???

1. Preface

This Integrated Land Management Plan (ILMP) has been produced for [. . . business . . .] by the Loch Lomond & The Trossachs National Park Authority with the aim of agreeing actions to improve the financial and environmental sustainability of [. . . business].

The aim is for the ILMP to deliver integrated land use advice on a landscape scale, helping land managers deliver optimum public benefits from their use of land whilst achieving a viable economic return.

1.1. Introduction to the Holding

[Intro to the holding – where it is, who it is, mix of enterprises]

[. . . business . . .] is located and comprises of [In-bye, Unimproved grassland or species-rich grassland, Heath / moorland, Native or semi-natural woodland, Scrub, Commercial Woodland, Wetland & Watercourses and water bodies].

It is [owned/managed] by [. . . . / tenants/ farm manager etc].

2. Vision & Objectives

2.1. Long-term Vision

[A few paragraphs outlining how the farm/estate business will change/grow/evolve over the next 25 years. This should be at a strategic, not detailed level and should ‘paint a picture’ of what the farm/estate will be like in 25 years time including business arrangements, enterprise mix, visualisation of the landscape, etc. Delete and change as required:]

[**Holding**] is still owned and managed by the [XXXX] family. The business is thriving and all changes and developments that have been made over the last 10 years have been done sympathetically to the environment and landscape of the National Park.

Livestock farming (hill sheep and cattle)] continues to be a priority and remains the main agricultural activity, producing food, habitat management and employment/training.

Significant investment has been made in the farm buildings and other infrastructure, making it fit for purpose and easy to maintain.

Some land is rented out for additional seasonal cattle grazing to provide income and conservation grazing benefits.

Employment and income is increasingly derived from diversified enterprises including hydro powered energy generation and tourism.

Modest incomes are derived from the car park and the building semi-derelict in 2012 which has been upgraded as a bothy.

Income generation and employment provision is increasingly derived from diversified enterprises, mainly tourism, with a successful let cottage achieving high occupancy levels. Further development to create a XX is underway.

Visitor access through the farm is well-managed and upland paths sustainably maintained.

The reliance on basic farm support payments has reduced from 2012 levels.

Changes in grazing management (livestock and deer) has improved the condition of key semi-natural habitats across the farm, particularly the designated features of the XXXX SSSI, heathland, and floodplain wetland.

Woodland cover has increased from 2012 levels and provides shelter as well as biodiversity, landscape and flood management benefits. The woodlands planted in 2012 are established and non-essential deer fencing has been removed to reintroduce grazing. A second phase of woodland expansion planted in 2025 is also established but still requires protection.

Due to the above and other targeted measures, black grouse have re-colonised as a breeding species. Targeted management has also contributed to the stability of the local golden eagle population and has increased the salmon population.

The energy efficiency of the farmhouse has been increased and renewable technologies are now used to provide power to a much of the farm as possible.

Marketing of the tourism enterprises has been invested in. The use of social media and other new technologies is embraced.

2.2. Objectives /Projects Summary (actions in table)

The table below highlights the project opportunities on the Estate and a short summary of the over-arching aims that the project wishes to address.

Objectives/Project	Description/Summary

Examples are:

- Continue to develop the XX enterprise as the main business activity, by investing in XX;
- Address the issues with XX, by XX;
- Improve and maintain the farm buildings to improve slurry management, reduce diffuse pollution risk, improve livestock management and animal welfare, improve and health & safety and generally make the buildings fit-for-purpose;
- Enhance the environmental aspects of the farm and maintain its biodiversity, if possible obtaining funding for the management, and where possible extension of, the

species-rich grassland, field boundaries, woodland, wetland, water courses and other habitats;

- Establish a small-scale and well-designed tourism accommodation business;
- Achieve savings on energy expenditure by increasing the energy efficiency of the existing dwellinghouses, as well as ensuring that high energy efficiency measures are employed in all new-build and redeveloped buildings;
- Review the agricultural enterprise to ensure that efficiencies and improvements made over the previous five years are making the desired difference. Investigate and plan any adjustments to establish a further five-year plan;
- Consider options for the long-term use of XX which complement the existing enterprises.

4. Appendix 1: Current Holding Analysis/ Information

1. Holding info

Agricultural Parish Name:	
Holding Number:	
Holding Name:	
Business Name & BRN:	
Total Area (acres/ha):	
Tenure and Management Obligations:	
Contact names	
Provide contact names and where possible contact details against each of the following (add/delete as relevant)	
Owner:	Address
	Telephone
	Mobile
	Email
Farm Manager:	Address
	Telephone
	Mobile
	Email
Tenant:	Address
	Telephone
	Mobile
	Email

2. Enterprises

Short description of current circumstances and business enterprises (include details of subsidy and grant schemes):

The purpose of this section is to describe all assets on the holding that are being considered, including the main responsibilities, constraints and obligations of the owner/manager which may affect the options available going forwards. Give a general and brief description of each enterprise using the following headings:-

2.1. Agriculture

Describe land type, type of agriculture and agricultural systems, give ball-park figures for livestock numbers, describe farm buildings including condition and whether fit for purpose. Describe condition of other agricultural infrastructure, including fences, water supplies, machinery.

Give details of all subsidy, including Basic Payment, Less Favoured Area Support Scheme (LFASS), Beef Calf Scheme (BCS), and obtain proportion of income from subsidies.

2.1.1. Sheep Enterprise

Number

Breed

Away wintering?

2.1.2. Cattle

Number

Breed

Away wintering/ Out wintered?

3. Forestry, Woodlands & Trees

Describe current woodland/tree cover – type/species, age/maturity, extent, fragmentation, opportunities for new planting (single trees, hedges or new woodland), current management including grazing. Any current obligations i.e. felling licence replanting or grant commitments. FCS browser can provide this information. N.B. A general description such as ‘there is a mixture of policy woodland, other amenity woodland and some commercial forestry’, or ‘there is a large area of parkland which has a range of specimen tree species’ may be all that is needed.

4. Sporting

List sporting rights that exist (deer, game birds, fishing) and how these are exercised – e.g. whether in-hand or leased (and if so for how long), and whether carried out purely for habitat management or whether as an enterprise. Give details of any vermin control that is carried out as part of either sporting or conservation management (it may be more appropriate to put this into the next heading).

4.1. Deer : DMG - Deer Management Plan

Balquhidder DMG/ Breadalbane DMG/ Inveraray & Tyndrum DMG

4.2. Fishing

River

Lochs & Lochans

5. Subsidies & Grant Schemes

In 20??

CAP Pillar	Scheme examples	Scheme Purpose	Details Specific to Business Can have historic info	£Value of Public Support	% of Total Public Support	% of Total Business Income	% of Total Net Business Profit
Pillar 1: Direct Support	Single Farm Payment Scheme	Non-competitive scheme to support farm incomes in return for meeting cross-compliance, including keeping land in good condition.					
	Scottish Beef Scheme	Non-competitive scheme to address specific disadvantages affecting farmers in the beef sector, support the supply of quality Scotch beef and protect the environment.					
Pillar 2: Rural Development	Less Favoured Area Support Scheme	Non-competitive scheme to contribute to the maintenance of the countryside and viable rural communities by providing support for continued agricultural activity and sustainable farming systems.					
	Land Managers'	Non-competitive scheme to provide basic support for the provision of economic, social and environmental					

Options	improvements across Scotland.					
Rural Priorities scheme	Competitive scheme to increase competitiveness in agriculture and forestry, improve the environment and the countryside and enhance the quality of life in rural areas and diversification of the rural economy.					
		Total:				

6. Conservation, Environment & Climate Change, including the Water Environment

Describe any current conservation management, including any agri-environment or other conservation schemes. Refer to any designated sites on or adjacent to the holding. If the owner/manager does not have this information to hand you can obtain these from SNHi – see section E16. It is suggested that details of designations are put in section E16 and this heading is used to describe the general situation e.g. ‘There are various environmental designations across the Estates and it is understood that there is a Nature Reserve Agreement in place over the management of the NNR’.

6.1. Designated Sites

Any designated areas on the holding (inc details of condition)?

Information regarding designated sites can all be found here:

<https://gateway.snh.gov.uk/sitelink/>

List	Condition	Feature pressure

6.2. Habitats & Species

6.3. Key Habitats

Key Habitat List	Present on the Holding & Area (ha)
Unimproved grassland or species-rich grassland	Note upland grasslands should be covered within the Moorland category
Wetland	This can include fen, marsh, basin and valley mires, flushes and springs etc
Heath / moorland	This can include coastal heath, lowland heath, dry and wet dwarf shrub heath, montane habitats, upland grasslands, blanket bog etc

Native or semi-natural woodland	This can include ancient wood pasture
Scrub	Use this category to map scrub only where appropriate to show a large distinct area. Smaller areas or pockets of scrub such as gorse can be noted in the table within the relevant main habitat category e.g. unimproved or species rich grassland.
Commercial Woodland	
Watercourses and water bodies	
Field Boundaries – Hedgerows, Dykes, Boundary Trees	
In-bye	

6.3.1. Key Species

Key Species List
Rhododendron
American Skunk Cabbage
Japanese Knotweed
Himalayan Balsam
Giant Hogweed
Red/Grey Squirrel
Water voles
Greenland Greater White-fronted Goose
Black Grouse

Farmland Waders (Curlew, Lapwing)
Lamphrey
Salmon

7. Landscape

Desk study – which is relevant, what we saw and discussed as opportunities effected Landscape characters

7.1. Landscape Character Assessment

7.1.1. Designed Landscapes

7.2. Special Landscape Qualities

8. Historic buildings/monuments

Information regarding listed buildings, scheduled ancient monuments and gardens & designed landscapes

9. Renewable Energy

State whether there are any existing or planned renewable energy technologies on the holding, including hydro-schemes, biomass, solar panels, ground-source heat pumps. State how long they hav been in place and how efficiently they are working. State any notable energy efficiency measure that are in place (e.g. loft insulation, double glazing in the residential buildings etc).

9.1. Hydro-Electric

9.2. Farm-scale wind turbines

10. Buildings

List all residential properties, including main farmhouse, cottages, 'Doran' houses, bothies etc., along with the use and occupation status of each e.g. occupied by family / staff / let out on long-term lets (generally this would be by Short Assured Tenancy – but could also be by an Assured or old Regulated Tenancy) / let out for holiday lets / vacant / un-used. Include basic details of structure and age (e.g. 'traditional 1½ storey stone farmhouse under a slate roof, with flat-roofed lean-to kitchen extension', 'Doran-style dwellinghouse of non-standard construction, built in approx. 1960', 'modern bungalow built in the 1980's of blockwork construction under a tiled roof', or 'derelict stone cottage').

10.1. Dwelling-houses

Property Name	Type	Use	Potential

10.2. Farm & Commercial Buildings/Sites

Property Name	Type	Use	Potential

11. Other Infrastructure

Fences	
Water supplies	
Machinery	

12. Commercial, including Tourism & Visitor Experience

List any commercial enterprises, such as converted farm buildings, offices and units let for commercial use, campsites or chalets etc. I would include tourist accommodation in this section apart from holiday cottages/houses (which I would describe in the Residential section above).

13. Access & Recreation

Note any long-distance or other national routes, core paths and cycle tracks, munros and corbetts. Describe any regular public access, including any other paths and routes. Note whether there are any issues relating to public access, such as parking, lack or signage, issues with walkers and stalking, erosion and designated sites.

13.1. Existing routes, potential for new routes and any problems

13.2. Activities based recreation

14. Other (e.g. Development Sites/Derelict Buildings not mentioned above)

Include wayleaves (e.g. electricity pylons, gas pipelines). Note any planning permissions that may be in place which have not already been mentioned, what these are for and how much time is outstanding on them.

15. Marketing, promotion and social media:

Research and enquire about any existing Website, as well as Facebook, Twitter and other use of social media.

Is there a marketing strategy in place?

16. Perceived Threats

17. Any particular areas of interest/concern for looking into making additional/new changes?

18. Appendix 2

Goods & Services

Market Goods & Services	Public/Ecosystem Goods & Services
Lamb	Primary production (food, fibre, timber, energy)
Beef	Food security
Venison	Animal health and welfare
Deer stalking	Genetic resources (eg livestock breeding)
Self-catering accommodation	Biodiversity
Housing lets	Landscape
Hydro powered energy	Climate stability – carbon storage
	Water regulation – flood management
	Water purification
	Rural vitality
	Recreation