



Annexation iv

NWMCWCL Newsletter



North West Mull Community Woodland Company Ltd

SPECIAL NEWSLETTER 7th SEPTEMBER 2017

ULVA

As we reported in our last newsletter, Scottish Ministers put a hold on the proposed sale of Ulva whilst they considered the application we submitted in July.

Since we made that application, and after our initial legal searches had been carried out, we have become aware that the ownership of certain parts of the Ulva Estate is now different from the information included in our application. We also learned that certain parts of the estate would not be put on the market. Other matters surrounding boundaries of land at Ulva Ferry and details of executors have also come to light since we submitted the application.

As these matters would mean that our application would inevitably be declined by Scottish Ministers on these issues, we took the decision to withdraw it.

Instead we have submitted a new application addressing the above. This means a further prohibition has been put on the proposed sale while the new application is considered by Scottish Ministers.

We should expect to hear within 30 days whether this new application has been successful.

If successful in obtaining a registration of our Right to Buy we would then proceed into the Right to Buy trigger stage, and have 8 months in which to put together a funding package and complete the purchase.

The overall aim as we stated in our application is to:

"Manage the estate to provide sustainable benefits for the community in the short to medium term and in the long term for future generations including the repopulation of the island."

Once again we would like to thank all the members of the community who signed the petition supporting the actions we have taken. Substantial community support was vital for the application and will continue to be so as we move forward.

We are committed to keeping the community informed at all stages. In the meantime if you have any queries please don't hesitate to contact us:

By email: admin@nwmullwoodland.co.uk or phone: 01688 400600



Annexation viii

Plan showing road adoption proposals





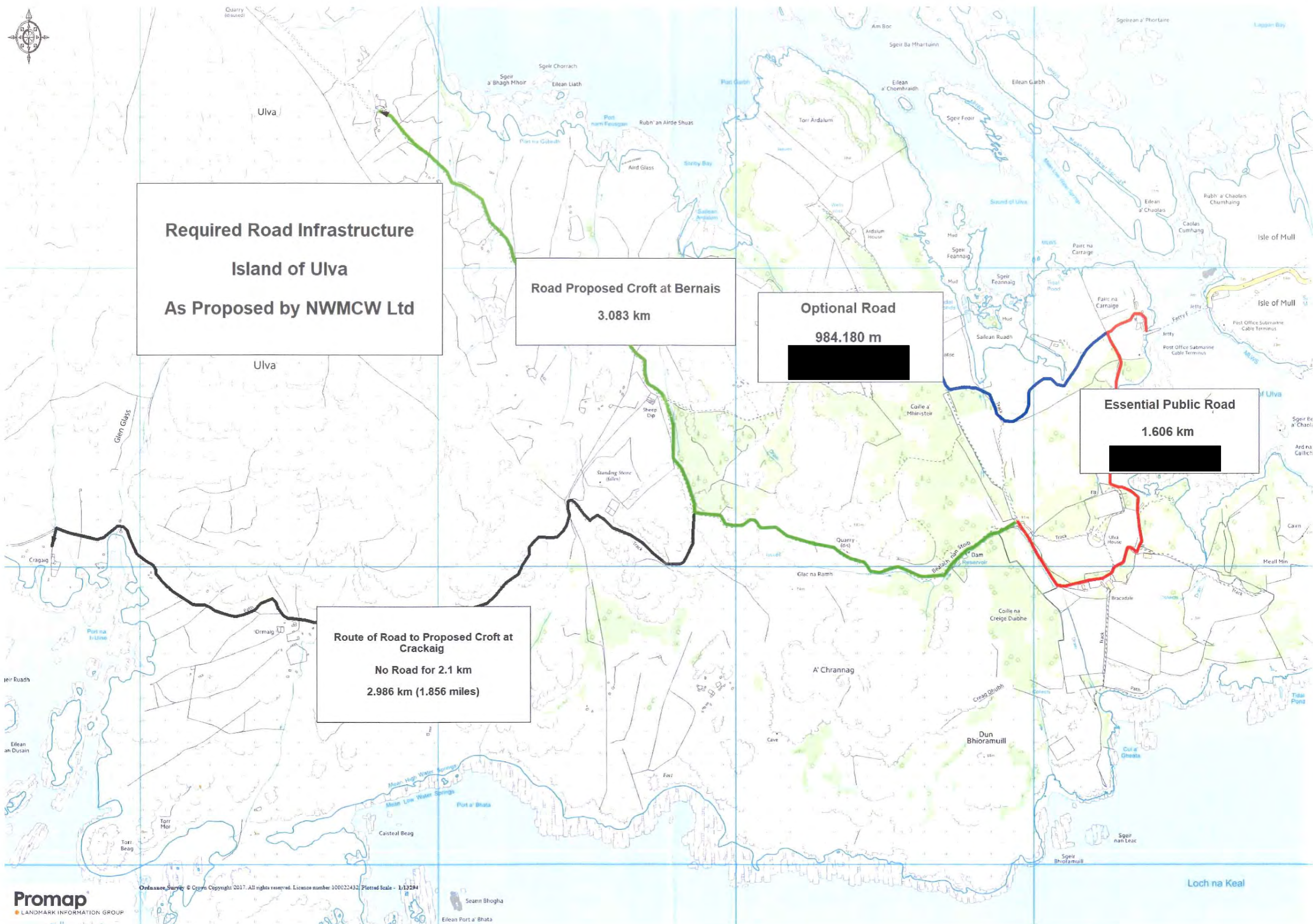
**Required Road Infrastructure
Island of Ulva
As Proposed by NWMCW Ltd**

**Road Proposed Croft at Bernais
3.083 km**

**Optional Road
984.180 m**

**Essential Public Road
1.606 km**

**Route of Road to Proposed Croft at Crackaig
No Road for 2.1 km
2.986 km (1.856 miles)**



Gray C (Colin)

From: Paul Nicoll <paul.nicoll@bellingram.co.uk>
Sent: 07 August 2017 17:28
To: crt b mailbox
Cc: Mary Plunkett
Subject: Executors of the late Mrs J M Howard - Notice by the Scottish Ministers under Section 37(5) of the Land Reform (Scotland) Act 2003 - ZLA/15/1
Attachments: infrastructure plan.pdf; minutes of mull housing summit.pdf; housing locations.pdf; ferry area.pdf; tourism report.pdf; morrison email.pdf; The Island of Ulva. A Visitors Guide - By J Howard and A Jones.pdf; iain manthorpe.pdf; iain manthorpe letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Manthorpe

I refer to your letter of 18th July and have pleasure in attaching our formal response, along with attachments.

I would be most grateful if you could confirm safe receipt.

If you require any clarification then please do not hesitate to contact me


With kind regards.

Yours sincerely

Paul Nicoll MRICS

Consultant

Bell Ingram LLP, Boswell House, Argyll Square, Oban, PA34 4BD

T: 01631 566122 D: 01631 567793 

bellingram.co.uk

Follow us on [twitter](#) like us on [facebook](#) visit our [website](#) or follow our [blog](#)

View our [latest properties for sale](#) and [properties to let](#)

For the Bell Ingram Review [Click Here](#)



Please consider the environment before printing this e-mail

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed and should not be disclosed to any other party. If you have received this email in error please notify your system manager and the sender of this message. Bell Ingram do not accept any liability for viruses. Please ensure you have adequate virus protection before you open or detach any documents from this transmission.

Ref:

This email has been scanned by the Symantec Email Security.cloud service.

Iain Manthorpe
Scottish Government Community Land Team
D Spur
Saughton House
Broomhouse Drive
Edinburgh
EH11 3XD

Dear Mr Manthorpe

**The Executors of the late Mrs J M Howard
Mr H J Howard
Isle of Ulva, associated islands and Ulva Ferry, Isle of Mull, Argyll ("Ulva")
Notice by The Scottish Ministers Under Section 37(5) of the Land Reform (Scotland) Act 2003**

I have enclosed a substantive response to the late application by North West Mull Community Woodland Limited to register an interest in Ulva under the Community Right to Buy legislation. Without prejudice to the terms of this, we feel it may be helpful to provide you with a summary of our main points of concern to the Community Body's application.

1. The Community Body has not properly addressed within their application the reasons why there had been no previous consultation with our clients over the prospect of an application for a right to buy. Indeed, it was explicitly stated during our meeting of 5th June 2017 that no consultation or research on the prospects of seeking a right to buy had been carried out up to that point.
2. We estimate that the capital costs of giving effect to the Community Body's proposals will exceed [REDACTED], excluding the costs of acquisition.
3. There is no evidence of demand for an increase of housing provision in North West Mull.
4. The majority of the Community Body do not have a connection to Ulva.
5. It would not be in the public interest for a Community Right to Buy to be registered at Ulva.

I look forward to hearing from you

[REDACTED]

Direct Line: 01631 567793
Paul.Nicoll@bellingram.co.uk
Encl

Boswell House, Argyll Square, Oban, Argyll, PA34 4AT
Telephone 01631 566 122 Fax 01631 566 908
bellingram.co.uk oban@bellingram.co.uk

**Chartered Surveyors
and Estate Agents**

A list of Members is available from our Perth Office
Bell Ingram LLP Registered Office: Durn, Isla Road, Perth PH2 7HF
Registered in Scotland No SO303737
Regulated by RICS



D.GRIFFITH

DEER MANAGEMENT

Thatched Walls
Stoke
Andover
Hampshire SP11 0NP
T 07889 746363
E dg.dominicgriffith@googlemail.com

The Deer Management on the Island of Ulva 2001-2016

Background

I have been involved in the deer management on Ulva for 15 years. When we first took over the stalking there was an imbalance in sex ratios and a shortage of adult stags. At that time the in-by policies were fenced against deer and the open hill extended to some 4,400 acres. In addition to the red deer, a flock of some 1200 sheep grazed the open hill. Over the period 2010/11, 1,475 acres on the North face of the Island were enclosed and planted with native hardwoods and the lost grazing was compensated by the removal of the sheep. The remaining 3,000 acres of open hill represents excellent grazing and the carrying capacity of the island as a whole appears to have remained stable.

Census

An annual census has been undertaken each and every spring, more formally since Tessa McGregor's involvement from 2011. At the same time a research project has been running through PhD student (now Dr) Hagen O'Neill which was examining the relationship between deer impact and human disturbance. His project has now been published with no evidence recorded of overgrazing of native flora. Recent counts suggest a healthy population of some 200-250 red deer with a sex ratio of around 60:40 (hinds/followers:stags), and with relatively high productivity. Winter mortality is very low as the relative carrying capacity of the habitat and grazing is high.

Culling policy

The agreed cull has been impact based and has risen to an average of some 15 stags and 25 hinds, with a high point of some 40 hinds being culled as a precautionary measure at the time of the exclusion of grazing through the planting scheme. This year's cull of females is yet to be confirmed but is likely to be at least 25 hinds.

In summary the deer management policy has been scientifically measured and impact based. It has been carefully and professionally implemented and the deer population on the island is in significantly better condition than it was in 2001.

Dominic Griffith is a professional stalker, deer manager, deer consultant and trainer with over 30 years experience. He is the author of *Deer Management in the UK* (Quiller 2011) and is currently Vice-Chair of the British Deer Society.