

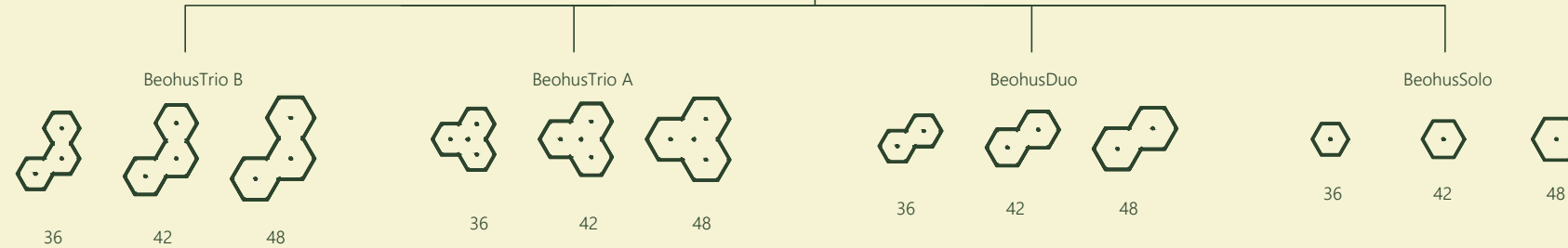


Pre- Planning Application

Tarland Trails Pittenderich

December 2023

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In partnership with:



Outline Design Statement

Introduction to the Applicant:
Tarland Trails was established by the Tarland Development Group (TDG), a local charity whose purpose is to advance community development. This includes promoting the arts, culture, heritage, environmental enhancement and protection, and providing recreational activities within the Parish of Tarland and the Howe of Cromar in the Marr area of Aberdeenshire. The group has a committed volunteer board and is chaired by the Tarland Trails project coordinator Chris Redmond.

The first set of trails was awarded planning consent for a site in Drummy Woods on the south side of Tarland and was officially opened in 2015. This site quickly became a popular destination for locals and visitors, particularly children, young people, and families, to ride safe, fun, and accessible trails.

Building on this success, the group engaged the local area with the proposal to develop a second set of trails at a site in Pittenderich, one mile north of the village. The proposal was supported by investment funding from local and national bodies including Developing Mountain Biking in Scotland (DMBIS), North East Adventure Tourism (NEAT), Just Transition, Opportunity North East, Aberdeenshire Council, Scottish Enterprise, and SportScotland. Local support from The MacRobert Trust Estate and private landowners Mr. and Mrs. Dalgarro secured the project site for the foreseeable future. This second set of trails, known as Tarland Trails Pittenderich or 'TT2', opened on April 2023. It is Aberdeenshire's first purpose-built Mountain Bike Trail centre, offering an inclusive and engaging experience for riders of all capabilities. Since opening, the site has seen extensive use, far exceeding expectations. It has gained community support and attracted interest from local, national, and international visitors. The Sports Minister has hailed the site as an example of how to promote the benefits of sport and physical activity to local communities, a key part of the Scottish Government's plan to deliver an 'Active Scotland'. The Trails were awarded 'Trail Project of the Year' for 2023.

The TDG continues to build on what has been achieved with the aim to fulfil their vision of a adventure tourism destination where people, regardless of capability, can enjoy the thrill of mountain biking in the heart of Aberdeenshire's stunning landscapes. This is a project to motivate people, promote healthy lifestyles and foster a vibrant and active community where everyone feels welcome and engaged. The desire is to create a sustainable and ecologically sensitive development where inclusivity is at the front and centre. A place for people to gather, feel inspired and comfortable to contribute to something special, all within a stunning natural setting. The revenue generated will maintain, sustain and develop Tarland and its trails for years to come.

Testimonials since opening:
Nick Rennie, Chief Executive of Scottish Cycling, said:
"Tarland Trails comes hot on the heels of the likes of the West Lothian Cycle Circuit and a number of other unbelievable cycling facilities that are helping to change the cycling landscape in Scotland for years to come. What has been created in Tarland is thanks to the hard work of so many people in Aberdeenshire."

Facilities such as this one in Tarland, which really captures how great mountain biking in Scotland is for anyone and everyone, are a key part of ensuring we take the sport to the next level."

Recent Visitor, Yetman said:
"Managed to ride all the trails at least once and the long blue to the car park is such an excellent way to finish. Also agree with what others have said, we have such a plethora of fantastic natural techy trails in the area but we were crying out for something like this."

Recent Visitor Euain said:
"Managed to get there on Sunday morning. What a great facility! In the NE, we're spoiled for natural, rocky single-track but nowhere has anything even remotely similar to this – berms, jumps, easy progression. Great addition to the riding options."

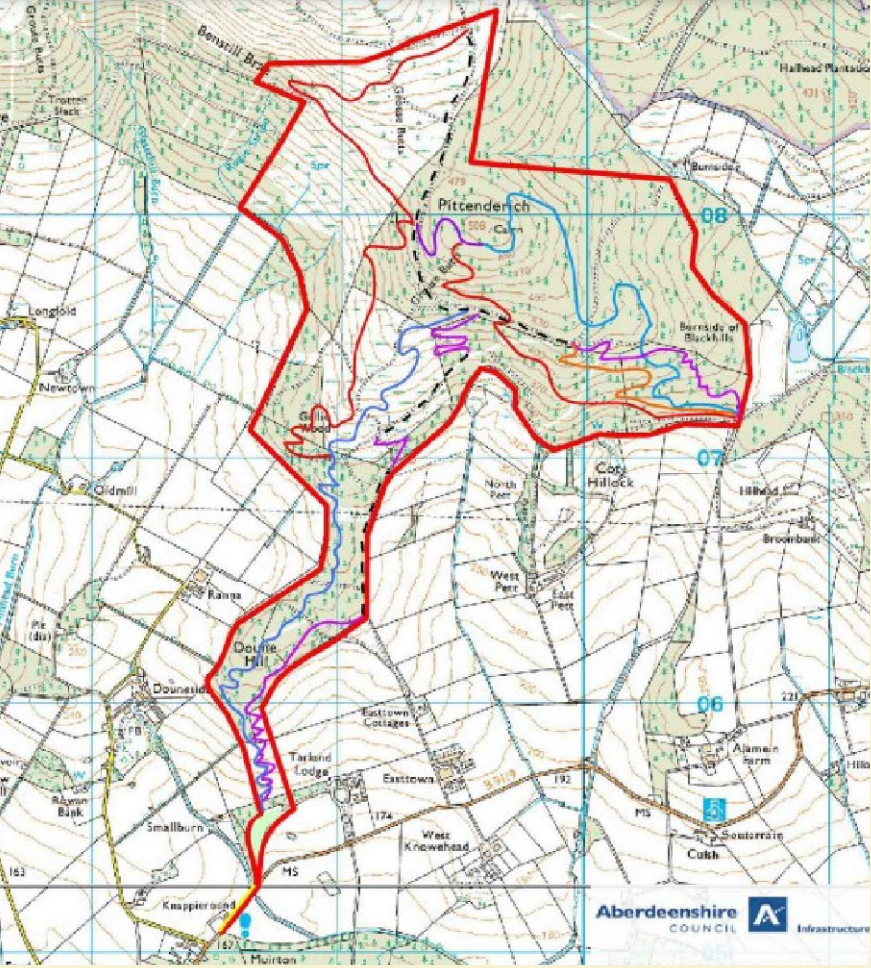
Site:
The site, with its boundary indicated by the red line, is accessed from B9119 approximately one mile north of the village of Tarland. The site is elongated on a sloped area of land surrounded by dense woodland, with views over the Howe of Cromar, Glen Tanar Estate, and reaching west towards Cairngorms National Park. The site has an existing car park for 100 cars with composting toilets.

Proposal:
As can be read from the testimonials above the feedback from visitors is overwhelmingly positive, though one aspect mentioned time and again is the need for more on-site facilities, including a cafe, bike shop, and bike hire. The Tarland Development Group is keen to respond to this feedback and move towards the site's potential as the premier mountain biking destination in Aberdeenshire, while maintaining and enhancing connections with local community groups, and existing business/ accommodation offerings.

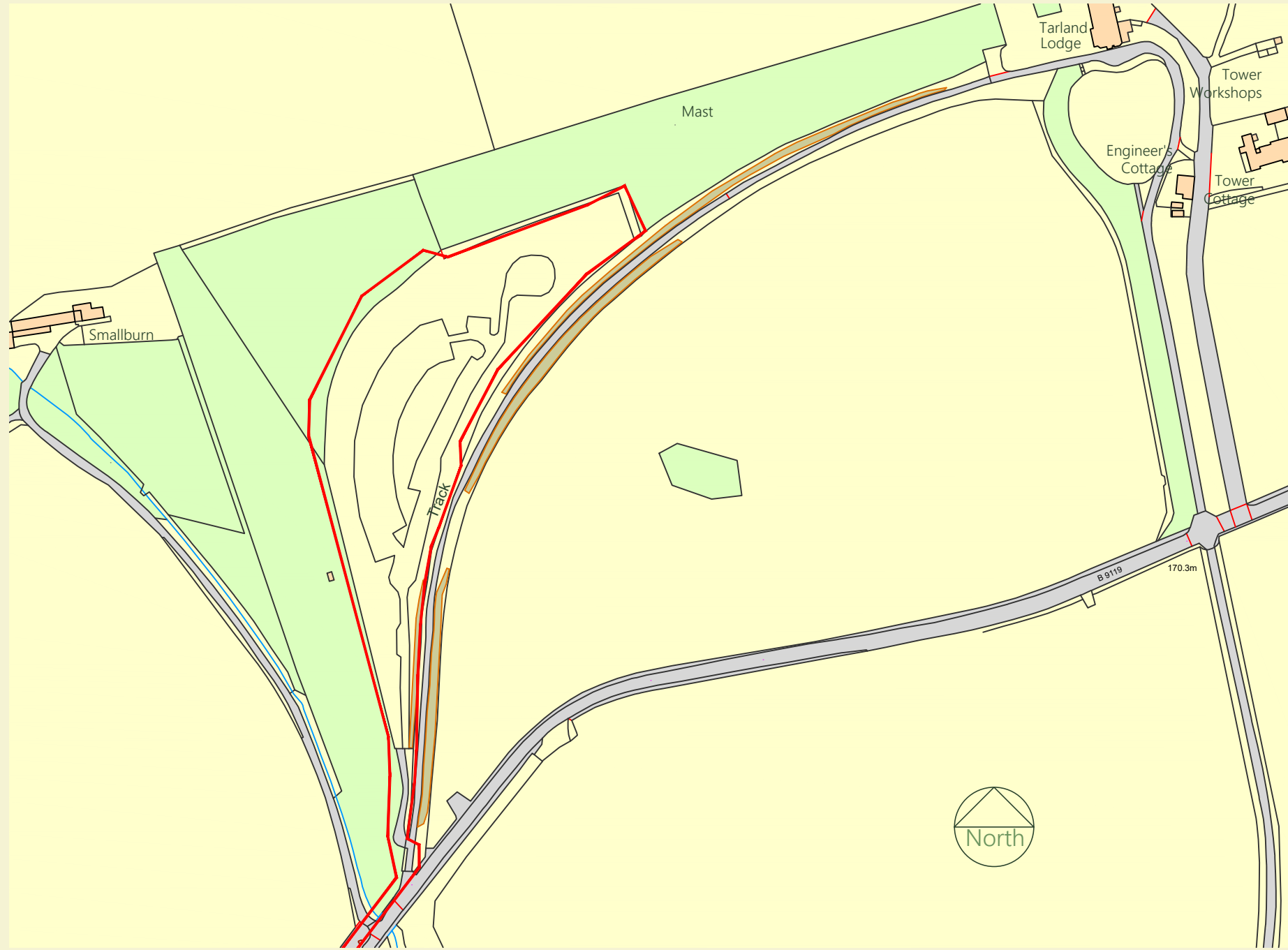
The proposal is to install three Beõhus™ cabins to provide these facilities along with an office/meeting space for lease. Beõhus is a new business venture based in Aberdeenshire offering cabin buildings with sustainability at the heart of its design and construction. The cabins are largely fabricated off-site by master craftsmen in Dunedin using locally sourced wood, built to designs by local architects based in Aberdeen. The position of these cabins has been carefully considered in discussion with The Tarland Development Group, with little to no disruption to the existing woodland. Lightweight ground screws are proposed rather than concrete foundations to ensure a 'low impact' sustainable build with no effect on existing tree roots.

The new cabins are designed to harmonise with the surroundings, each featuring a living roof of native flora. The Tarland Development Group is committed to a low carbon approach, and this design should fit well within the rural location and complement its natural setting. Each cabin is hexagonal in shape with a side length of 4.8m and features triangulated modular connections serving as toilet and entrance spaces for the cafe. The site is proposed to have a number of amenities including Electric Vehicle (EV) charging for cars and Electric E-bikes, a wash bay, a children's play area, and an event stage at the back of the site for use on event days. This stage is envisaged to be a community project led by the TDG. All cabins will be Disability Discrimination Act (DDA) compliant units, and suitable for disabled visitors, with accessibility in and around the site playing a key role in the design.

Services:
The proposed foul drainage from the three cabins and wash bay will connect to a new sewage treatment plant with a discharge soakaway, all in accordance with the Scottish Environment Protection Agency's (SEPA) Pollution Prevention Guidelines. Utility connections will be required, and these will be discussed with service providers. These would include incoming water and electricity, with substation requirements subject to further discussion with Scottish and Southern Electricity Networks (SSEN).



Tarland Trails Pittenderich Site
Not to scale



Location Plan
1:2500



Artist's Impression



Photo 01 - Proposed Site for Cabins



Photo 02 - Existing Toilets and Pay station



Photo 03 - Looking North



Photo 04 - Looking South from Trails End



Proposed Site Plan

1:750

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