



**CROFTING COMMISSION
COIMISEAN NA CROITEARACHD**

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Enlarge Tenanted Croft Land With Non-Croft Land Guidance Notes

Notaichean Stiùiridh Tagradh meudachaidh air fearann croite gabhailte le fearann neo-chroite

WHAT IS THE ENLARGEMENT OF A CROFT

Enlargement is the term used where the owner of land which is neither a croft or a common grazings, nor forms part of a croft or a common grazings, agrees to grant a tenancy of that land to a crofter. This application is made jointly to the Crofting Commission by the owner and the crofter.

1. REQUIREMENT TO REGISTER YOUR CROFT LAND

The final element of the Crofting Reform (Scotland) Act 2010 relating to the registration of croft land came into effect on 30 November 2013.

The Crofting Register is map based and provides a definitive record of the extent of, and interest in, land within crofting tenure in Scotland. In addition to showing the boundaries of land, the register contains information on the tenant, owner-occupier crofter and/or the landlord of the registered croft. The Crofting Register is maintained by the Keeper of the Registers of Scotland, although the application for registration should be made in the first instance to the Crofting Commission who will check the information contained in or accompanying the registration application against the information contained in the Commission's Register of Crofts.

If your croft is **unregistered**, the Commission will be unable to make a decision on your enlargement application until the croft has been registered with the Keeper of the Registers of Scotland. To avoid delays therefore, we recommend that your enlargement application should be accompanied by your application to register the croft on the Crofting Register. This must be accompanied by a map showing the boundaries of the croft along with the registration fee. A copy of the registration form and accompanying guidance notes can be found at www.ros.gov.uk/services/registration/crofting-register. If an application to register is not submitted within 6 months of the date of receipt of this application, the application to enlarge the croft will be withdrawn from our records and returned to you.

If your croft is **already registered** with the Keeper of the Registers of Scotland, an application for Registration of a Subsequent Event will be required should your enlargement application be approved.

2. IMPORTANT INFORMATION

To avoid delays, please ensure you answer all relevant questions and provide all documents requested to the Crofting Commission. Failure to do so may mean we have to return your application. To enable the Commission to give full consideration to your application, we would appreciate if you would provide us with as much information as possible to help us to arrive at a fully informed decision.

Applicants should be aware that it is not possible for the owner of the non-croft land to be the same individual as the tenant of the croft being enlarged.

3. APPLICATION DETAILS

Section 4(4) of the Crofters (Scotland) Act 1993

In considering its decision on this application, the Commission may make a direction if they are satisfied that the enlargement of the croft:

- (i) would be of benefit to the croft or to the crofter;
- (ii) would not result in the area of the enlarged croft substantially exceeding 30 hectares

3.1 Mapping Information

Your enlargement application must be accompanied by a map of the proposed enlargement in relation to the whole croft boundary. Please refer to the example plan in Appendix 1 for further details of requirements.

4. ACCESS

Your location and/or site map must show all existing access routes to the croft as well as any proposed access provision.

5. RESIDENCY AND LAND USE

The crofter should complete the questions on the application form relating to residency and land use.

Section 58A(7)(a) of the Crofters (Scotland) Act 1993

In considering its decision on this application, the Commission must have regard to:

- whether any person is or will be ordinarily resident on, or within 32 kilometres (20 miles) of, the croft;
- whether the croft is being or will be cultivated or put to such other purposeful use

5.1 What are Crofter's Duties?

Crofters Duties

Both tenant and owner-occupier crofters have a duty to:

- **Be resident on, or within 32 kilometres (20 miles) of their croft**
- **Not to misuse or neglect the croft**

Misuse – This refers to a croft being used for something which is not considered as cultivation. Crofters require the consent of their landlord or, failing that, the Crofting Commission if they wish to put their croft to another purposeful use.

Neglect – This refers to the management of the croft which should meet the standards of Good Agricultural and Environmental Condition (GAEC).

- **Cultivate and maintain the croft**

Cultivate – This refers to the croft being used for cultivation or put to another purposeful use. This includes horticulture, keeping livestock including poultry and bees, growing of crops and the planting of trees.

Maintain – This refers to the maintenance of the croft; to enable the croft to be cultivated it must be maintained in a fit state except where another purposeful use is incompatible with the croft being kept in such a state.

Purposeful use – This means any planned and managed use which does not adversely affect the croft, the public interest, the interests of the landlord or (if different) the owner, or the use of adjacent land.¹

6. POLICY PLAN

The Crofting Commission will work by both statutory and non-statutory means to increase croft residency and to increase the amount of croft land that is cultivated or put to a purposeful use. The Commission's policies on residency and land use apply equally to tenant crofters and owner-occupier crofters. It is the Commission's view that a healthy crofting system consists of crofters who are resident within their crofting communities and are actively using and managing their crofts and common grazings. It is the Commission's view that resident crofters within the crofting community will make these communities more resilient and better able to retain rural population as well as create and generate economic activity within rural, and sometimes remote, populations.

When considering applications that could result in croft land becoming separated from the nearest adopted public road from which access can reasonably be taken, the Commission will wish to ensure that the croft land or, as the case may be, common grazings can be accessed directly from the public road by agricultural vehicles or other machinery required for the cultivation and maintenance of the croft or in connection with the common grazings. The Commission will scrutinise applications where it is proposed that an existing access from the public road will no longer be available to croft land or common grazings or where a new access is proposed from a public road that may not be suitable. Applications should ensure that any consent or approval sought would not result in croft land or common grazings being cut off from a public road. Failure to do so is likely to result in an application being refused.

¹ A crofter may only put the croft to a purposeful use if the landlord has consented to the use (unconditionally or subject to conditions acceptable to the crofter); or the Commission have consented to the use if the landlord has withheld their consent.

10. An up to date Ordnance Survey map should provide sufficient surrounding detail (e.g. fences, rivers, buildings).

1. Whole croft boundary. If the croft is registered this should match the boundary held by Registers of Scotland.

9. Access: Vehicle access should be shown where appropriate. It should be made clear whether this is part of the croft or not.

3. Existing croft and non croft land. Should be clearly shown and labelled with the area stated in hectares.

- Croft (croft name, 0.94 ha)
- Enlargement (non croft land, 1.02 ha)

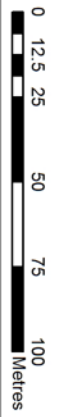
4. Boundary descriptions should be provided

8. Scale bar.

7. Appropriate map scale.

6. North arrow.

5. Map Coordinate: For the middle of the site. These can be either Eastings & Northings or national grid six figure format (e.g. NG 033 836).



Scale: 1:1,500



Eastings: 103,395
Northings: 883,721

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- Legend**
- Proposed Enlargement
 - Croft
 - Vehicle access (within croft)

Appendix 1

MAP FOR EXAMPLE PURPOSES ONLY

2. A location plan of the croft boundary should be provided if map coordinates cannot be given.





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