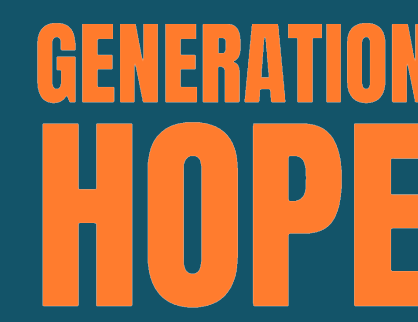




Welcome: Introduction and site context

Generation Hope is proposing a purpose-built outdoor activity centre for young people on the shores of Loch Tay. We want your views before a planning application is submitted.

FIRST PUBLIC CONSULTATION EVENT
Tuesday 27 October 2026 | 3pm – 7pm
McLean Hall, Fearnan, PH15 2PF

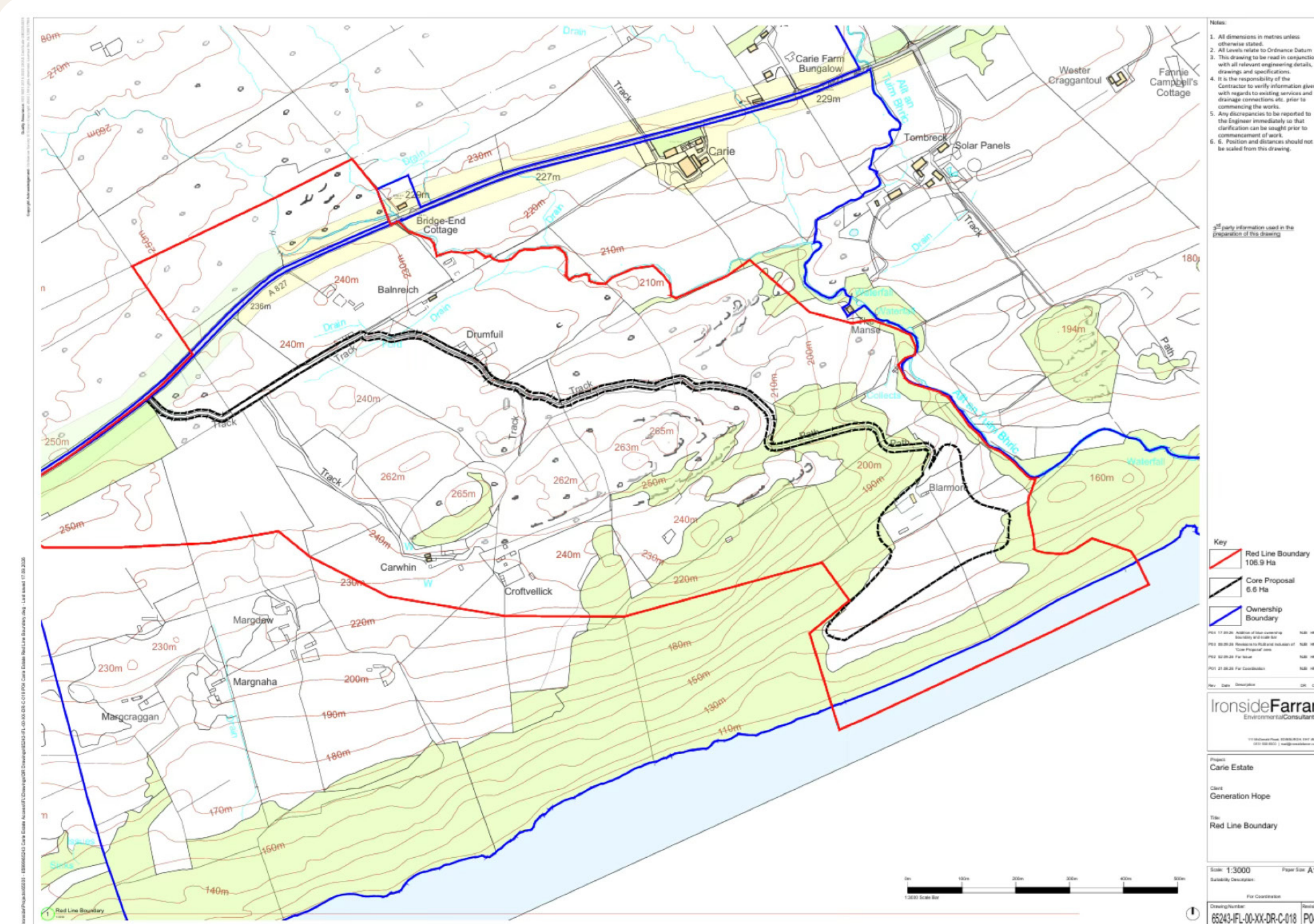


What is Generation Hope?

- Generation Hope is a Scottish-registered Christian charity working with teenagers aged 12–15 from schools and community groups across Scotland.
- It welcomes young people of all faiths and none.
- Founded by Magnus and Julie MacFarlane-Barrow, who also founded Mary’s Meals; Generation Hope runs independently of that charity.
- Since 2022, it has run highly successful week-long summer camps at Loch Monzievaird, near Crieff.

Why a new outdoor activity centre?

- Demand from schools now far exceeds what Loch Monzievaird can host: around 400 young people attended four camps in 2026.
- The aim is for more camps through the school year, to cater for primary as well as secondary pupils.
- Supports the Schools (Residential Outdoor Education) (Scotland) Act: at least four nights and five days of residential outdoor education for every pupil.
- Carie offers space for adventure within a secluded setting next to Loch Tay and framed by woodland.



Red line: application site (106.9 ha, including access track and pontoon).
Blue line: Carie Estate. **Black Line:** Indicative Core Development Area.

Benefits of the proposed outdoor activity centre

Space for around 300 people, including 200 young people and 100 teachers, staff and volunteers.



Social skills and personal growth

Teamwork, new skills, confidence, independence and responsibility.



Physical and outdoor activities

Exercise, water sports and team games, with kayaking, paddleboarding and archery.



Environmental education

Nurture an understanding and connection with nature, with campers participating in nature conservation activities.



Local economic contributions

Jobs, and local suppliers for food, supplies and equipment where possible.



Countrywide support

Young people from Perth and Kinross and across Scotland.

The site at a glance

- Blarmore township, Carie Farm, on the northern shore of Loch Tay
- c.1.6 km south of the A827
- c. 9.1 km east of Killin; 12.6 km west of Fearnan
- Ruined township buildings within south-facing pasture and surrounded by woodland

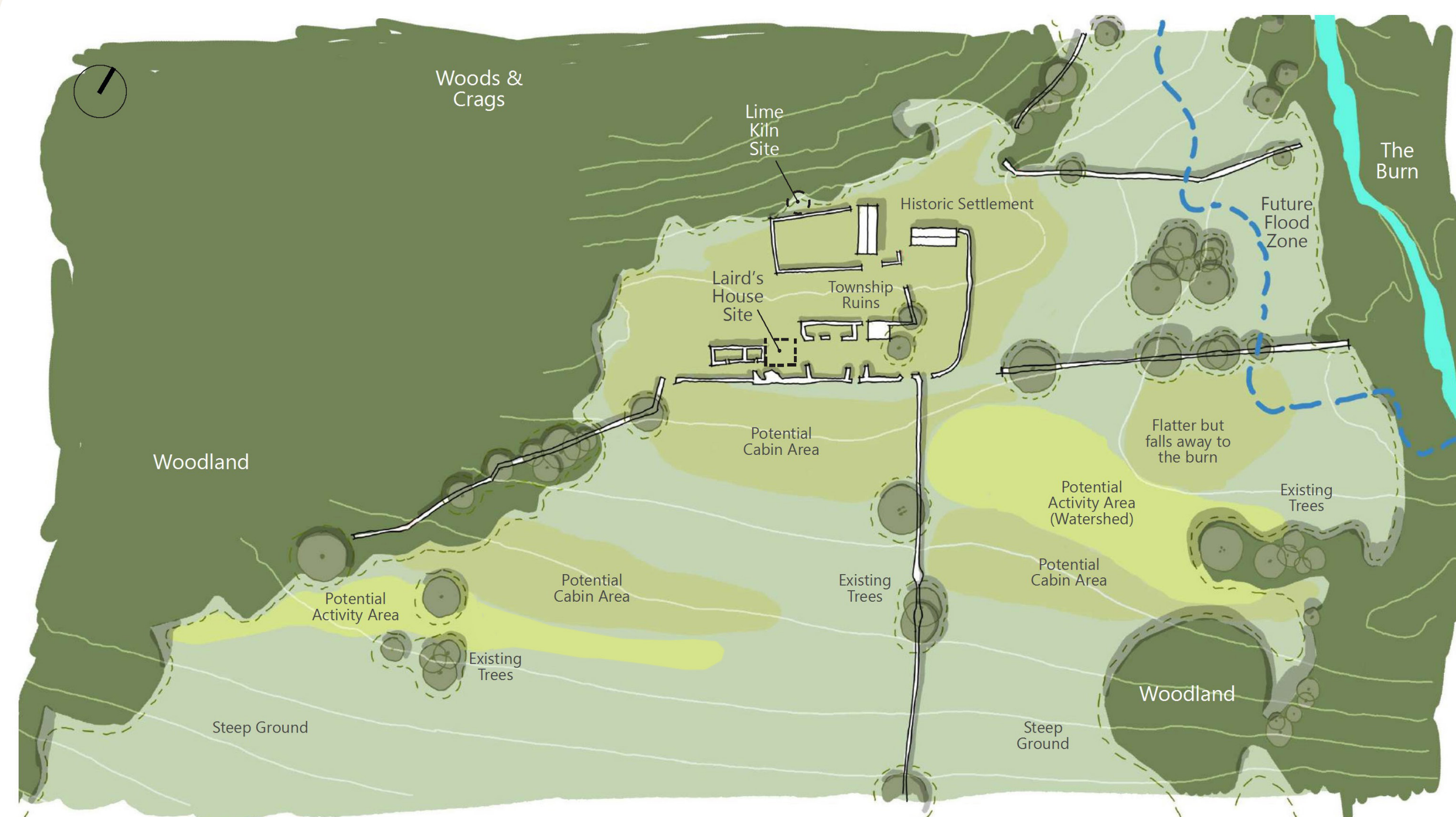


“I feel like every year I come back to camp I am growing in confidence.” • “Best week of my life!” • “I felt really included and happy.”

Site analysis, opportunities and considerations

Specialist surveys are under way. The design responds to what the land, wildlife and heritage tell us.

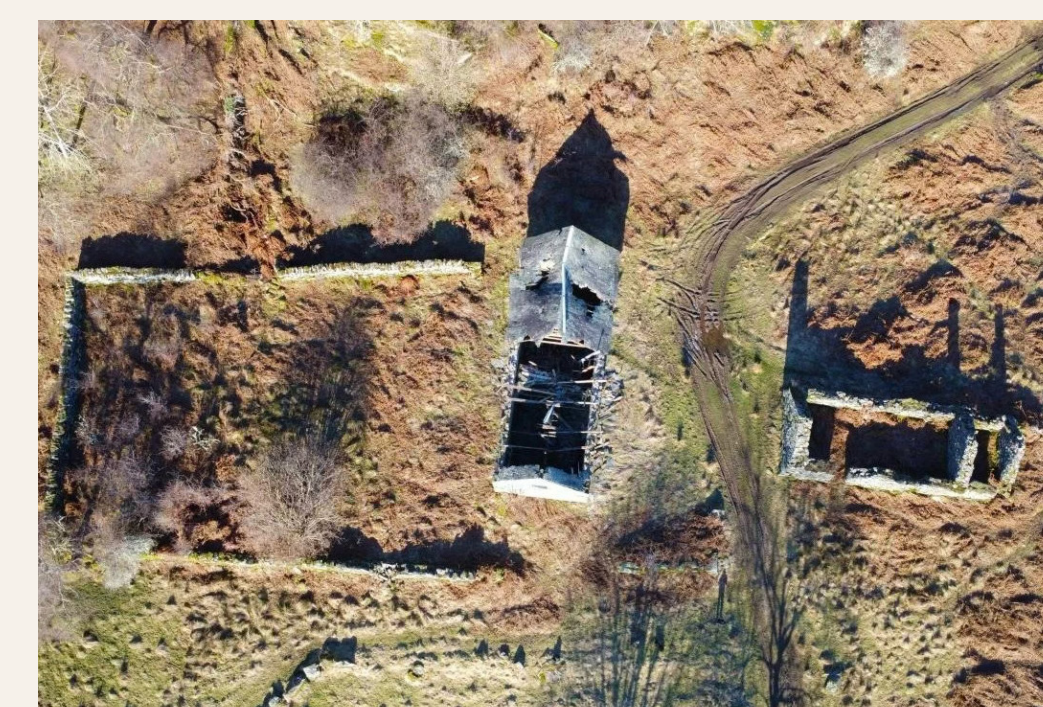
FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
 Tuesday 27 October 2026 | 3pm – 7pm
 McLean Hall, Fearnan, PH15 2PF



Site considerations: historic settlement, Laird's house and lime kiln sites, potential cabin and activity areas, flood zone.

Why Blarmore?

- Flatter ground with loch views and distance from traffic and noise on the A827.
- Screened by woodland, minimising landscape and visual impacts.
- Opportunity to align with the site's historic township character and preserve heritage assets.
- An existing barn to bring back into use.



The Blarmore township ruins, from above



The ruins and their woodland setting



Site photographs: from Blarmore to the loch shore

Surveys and assessments under way or planned

Landscape (LVIA)

Ecology and bats

Trees and woodland

Archaeology

Flood and drainage

Transport and access

Noise and lighting

Ground conditions

Considerations we are working with

- **Landscape:** Loch Tay Local Landscape Area. Woodland encloses the site; over 2 km from the Loch Rannoch and Glen Lyon National Scenic Area.
- **Heritage:** Ruined Blarmore township, limekiln and prehistoric cup-marked stones. No listed buildings; nearest Scheduled Monument c.1 km away.
- **Ecology:** River Tay Special Area of Conservation (SAC) (otter, salmon, lamprey); Carie and Cragganester Woods SSSI beside the site; bats and other protected species. Ben Lawers SAC lies over a km to the north.
- **Woodland:** Ancient semi-natural woodland frames the site and is protected.
- **Water:** Mapped surface water flood risk along burn channels; private water supplies; drainage strategy needed.
- **Other:** Possible ground contamination near the old limekiln; noise, lighting and access for coaches.

Opportunities

- Restore the derelict barn and consolidate ruins at the heart of the activity centre, with new buildings sitting behind and below them.
- Woodland shelters the site from wind and from the A827 and wider views.
- Level ground at Blarmore, with views over the loch.
- Cabins follow the contours and the pattern of the old township and stone dykes.
- Woodland creation and biodiversity gains, with young people helping to look after the land.
- Not on prime agricultural land or carbon-rich soil.
- Site chosen after comparing other locations on Carie Farm as well as across Perth and Kinross, and Scotland.

Planning policy context

- **Decided under the Development Plan:** National Planning Framework 4 (NPF4) and Perth and Kinross Local Development Plan (LDP2).
- **Key policies:** NPF4 Policy 29 (Rural Development) and 30 (Tourism); LDP2 Policy 8 (Rural Business and Diversification)
- **Other policy considerations:** Biodiversity, Natural Places, Woodland, Historic Assets, Sustainable Transport, Flood Risk, Landscape.
- **Major application:** The site is over 2 ha and is therefore classed as a 'major' application under The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.



Generation Hope | Proposed Young People's Outdoor Activity Centre at Carie, Loch Tay

Initial stage proposals: what is being proposed

Your feedback will help shape the design before the application is submitted.

FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
Tuesday 27 October 2026 | 3pm – 7pm
McLean Hall, Fearnan, PH15 2PF

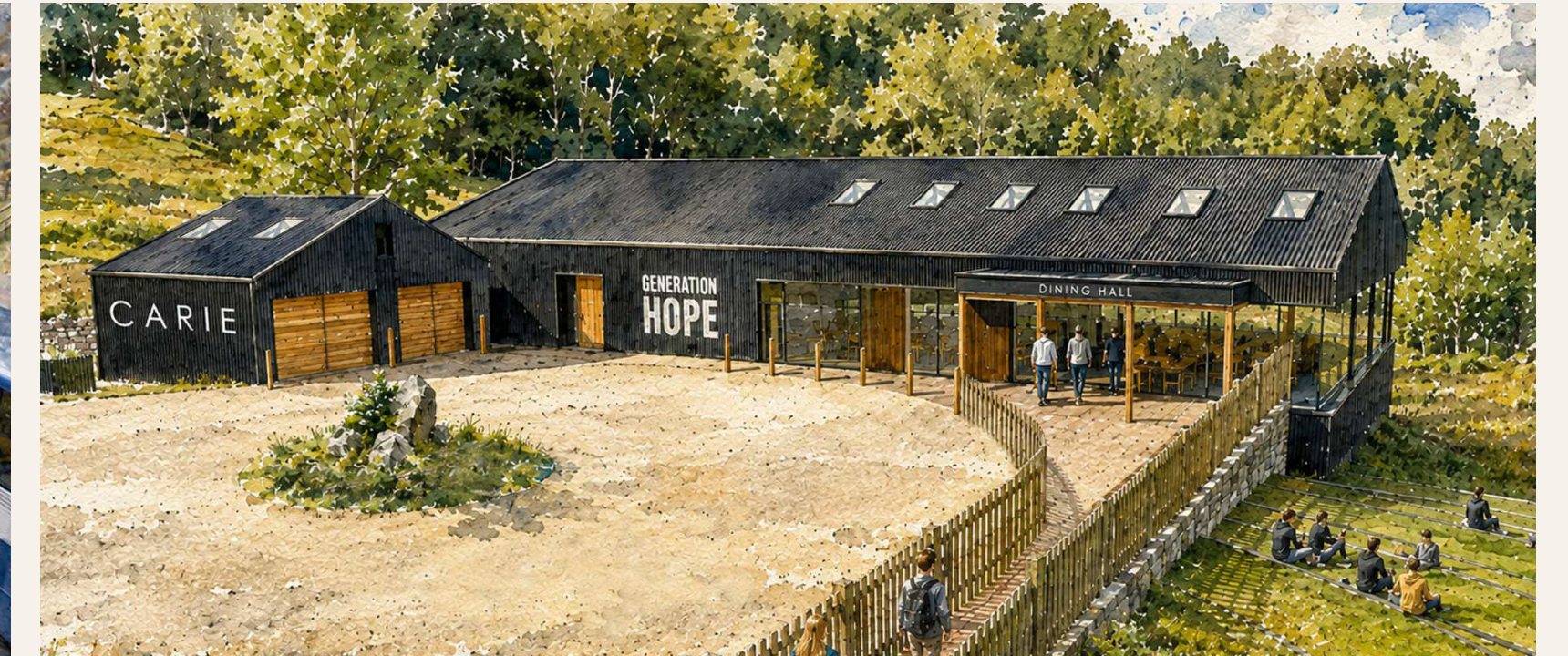


Indicative masterplan layout



Arrival and welcome building

Coaches arrive at the Green. Welcome building with WCs and drying room. (illustrative)



Dining hall, laundry and stores

Dining hall and kitchen for 240 people, with laundry and goods-in store. (illustrative)



Ministry hall, chapel and township "street"

Flexible space for activities and events, for up to 300 people. (illustrative)



The chapel (restored barn)

The refurbished barn for chapel use: a quiet place to reflect. (illustrative)

What is being proposed



Places to stay

Accommodation cabins for visiting groups, as well as staff accommodation.



Activity spaces

Indoor and outdoor spaces, adventure play and a playing field.



A chapel and gathering space

A quiet place to come together and reflect.



Restored ruins

Sensitive restoration of the existing stone buildings.



Access track

An upgraded access track leading in from the A827.



On the water

A floating pontoon and water-based activities on Loch Tay.

Sensitively designed

- Selected and designed to respect the landscape, natural environment and local heritage.
- Screened by existing woodland, with access to Loch Tay for recreation.
- Respectfully designed buildings, set below and behind the ruins and following the contours.
- Ecology, biodiversity, landscape and heritage assessments under way.

Township hub: indicative concept plan



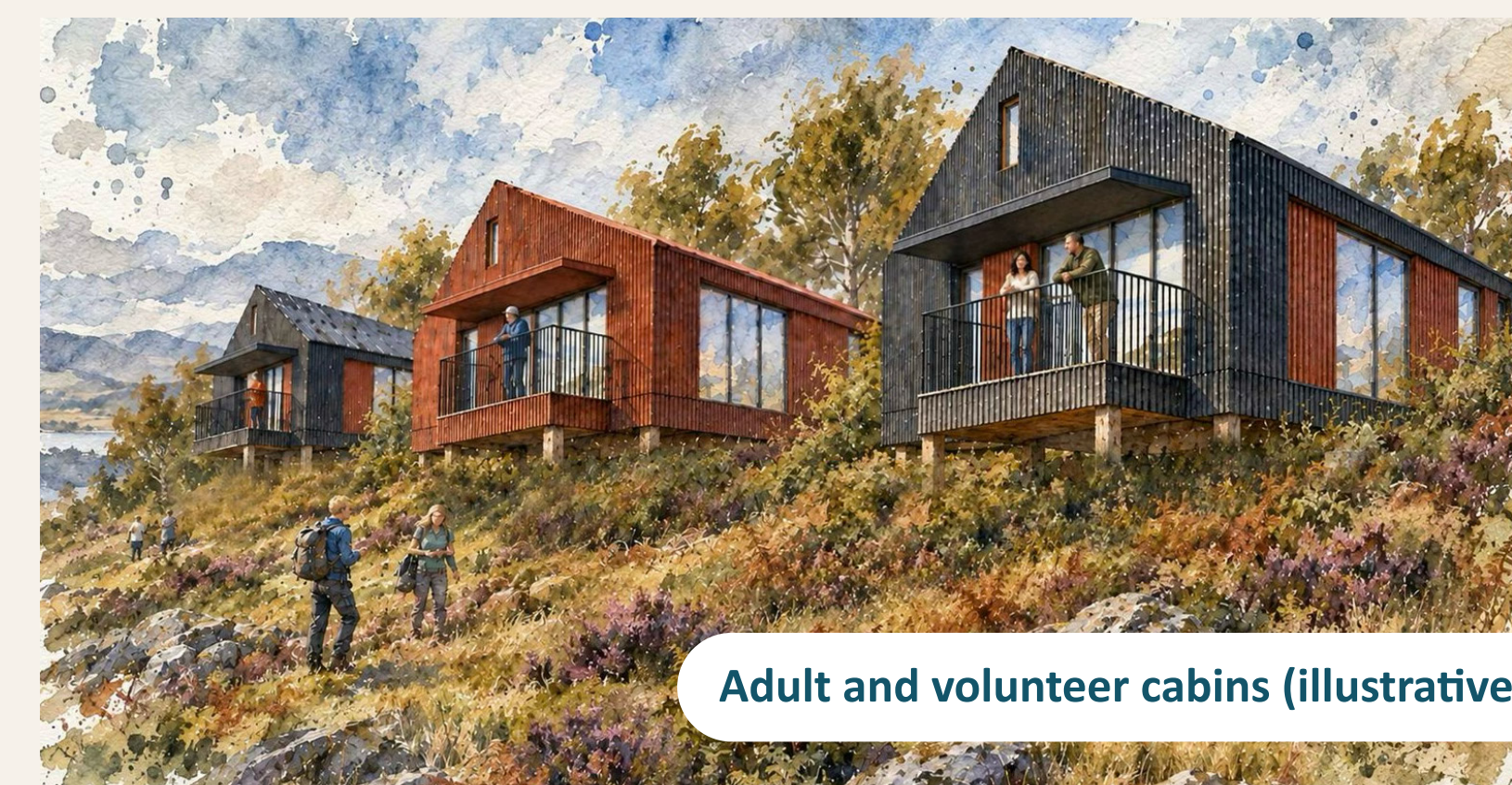
Plan Key:

1. Vehicular Arrival
2. Welcome Building, WCs and Drying Room
3. The "Street" and Food Van
4. Ministry Hall – Flexible Activities and Events (300 people)
5. Refurbished Barn – Chapel Use
6. Dining Hall and Kitchen (240 people)
7. Laundry and Goods-In Store
8. Parking
9. Amphitheatre Area
10. Ruin Preservation Areas
11. Staff Private Lodges

Places to stay and the watersports area

Early concept designs for the cabins and the lochside. These will develop further before the application is submitted.

FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
 Tuesday 27 October 2026 | 3pm – 7pm
 McLean Hall, Fearnan, PH15 2PF



Places to stay

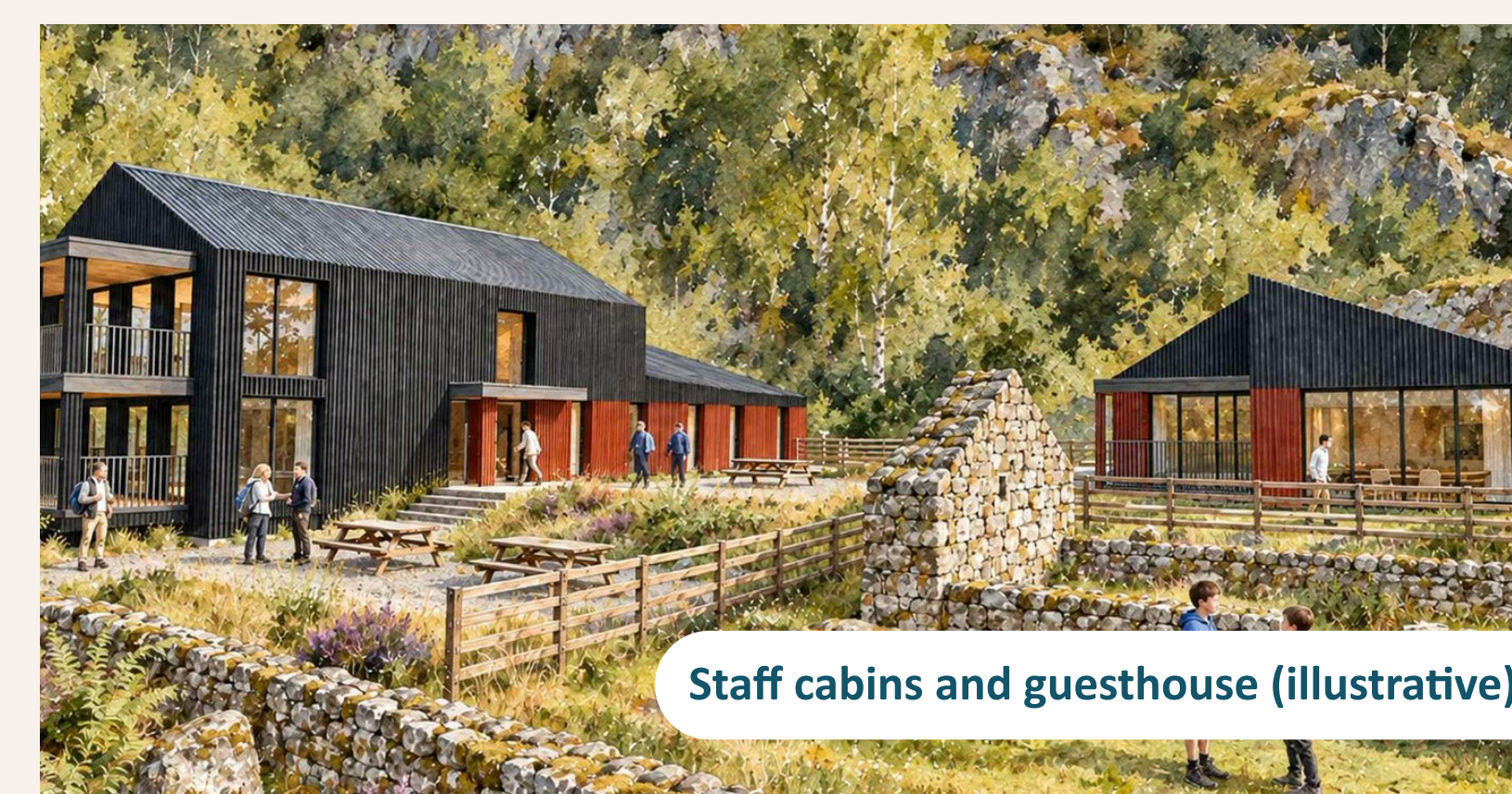
- Cabins grouped on terraces to the south and west of the township hub.
- Young people sleep in two-six bed rooms, with group leaders in every cabin.
- Separate areas and paths for young people, adults and staff, with gates, for safeguarding.
- Accessible rooms and cabins for each group.
- Single and two-storey cabins clad in charcoal and rust-coloured metal, so they sit quietly in the landscape.

Who stays where

- **Young people:** single and two-storey cabins on the east and west terraces, with group leaders in every cabin.
- **Adults and volunteers:** cabins on the terrace south of the township.
- **Staff and visitors:** staff cabins and a guesthouse in the west of the township.
- **Full-time staff:** family lodges north of the township, screened by trees.

On the water

- A timber deck beneath the mature trees leads down the steep shore.
- Stepped seating, a canoe haul ramp, a jetty and floating pontoons.
- Canoe racks, a kit store and an accessible composting WC, tucked among the trees.
- Built on ground screws, with no digging, to protect tree roots.
- The store could run off-grid, using solar panels on the roof.



5

Generation Hope | Proposed Young People's Outdoor Activity Centre at Carie, Loch Tay

Access and Servicing

Young people would arrive by organised coach once a week per camp. This route would wind between trees and be a 'no-dig' path to protect the roots of trees (no trees to be lost).

FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
 Tuesday 27 October 2026 | 3pm – 7pm
 McLean Hall, Fearnan, PH15 2PF



Proposed track alignment - see board 6 for greater detail

1.7 km

existing track
from the A827 to
Blarmore

3.75m

average width of
upgraded track

215 × 4.5m

visibility splay at the
A827 junction

13%

target maximum
gradient

1 A safer junction on the A827

The existing entrance on the 60 mph A827 would be improved with a 215 m x 4.5 m visibility splay.

2 Upgrading the existing track from the A827 to Blarmore

Upgrades would involve widening the track to 3.75m, reducing the gradient to a maximum of 13% and incorporating passing places. The upgrades would align with the track alignment, respecting stone walls and the SSSI and Ancient Woodland.

3 From Blarmore to the loch

A walking and all terrain vehicle route would follow existing desire lines through the woodland (a 50 m drop over c.290 m). No path building or tree felling is proposed. Coaches stop at Blarmore.

4 Keeping traffic low

Groups travel by coach and change over once a week; only staff and volunteers would use private cars. Drainage would be designed to protect water quality.

5 Water and foul drainage and treatment

Effluent from the foul drainage system is proposed to be treated by a dedicated private treatment tank to a high level of treatment, including secondary treatment by a reed bed or similar.

Treated effluent will be discharged to a suitable waterbody or watercourse in accordance with a Scottish Environment Protection Agency (SEPA) EASR 2018 permit consent and its conditions. Dialogue with SEPA is underway to support the design of a treatment system that meets the regulator's standards.

It is anticipated that the water supply will be taken from the Allt an Tuim Bhric burn north of the A827. The team will investigate this water supply connection in liaison with SEPA and obtain the appropriate abstraction licence (if required). In tandem, the team will also investigate other water supply routes, such as via borehole.

Still to come:

Detailed route design, a Transport Statement, a detailed Tree Survey along the route to help minimise tree removal, an Energy Strategy including solar panels and other low carbon initiatives, Travel Plan and Construction Traffic Management Plan. The upgraded existing track with revised alignment needs planning consent. Therefore, it forms part of the application.

6

Generation Hope | Proposed Young People's Outdoor Activity Centre at Carie, Loch Tay

Proposed Track Alignment

FIRST PUBLIC CONSULTATION EVENT **GENERATION**
Tuesday 27 October 2026 | 3pm – 7pm **HOPE**
McLean Hall, Fearnan, PH15 2PF



Proposed track alignment overview



Generation Hope | Proposed Young People's Outdoor Activity Centre at Carie, Loch Tay

Managing the site and sharing the landscape

How the activity centre would be run, and how local people and loch users could be involved. These are early ideas.

FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
Tuesday 27 October 2026 | 3pm – 7pm
McLean Hall, Fearnan, PH15 2PF

Day-to-day running

- Supervised week-long camps for school and community groups.
- Groups arrive and leave by coach once a week.
- Permanent staff plus volunteers on site, including staff accommodation.
- Open for most of the year.
- A private, secure site for safeguarding.

Access for local people

- We want to understand how people use the Carie area today and keep that wherever possible.
- The activity centre would not affect the adjacent Core Path.
- Exploring how local groups could use some facilities, such as the restored barn.

Local schools, jobs and suppliers

- More schools, including those in Perth and Kinross, will be able to attend.
- Construction and operational jobs; local food, supplies and contractors where possible.

Anglers and loch users

- Water activities are largely non-motorised, such as kayaking and paddleboarding, from a floating pontoon.
- We want to hear from angling groups, the Loch Tay Association and other loch users.
- Pontoon siting guided by NatureScot advice to protect the River Tay Special Area of Conservation (SAC).

Noise, lighting and neighbours

- An operational plan to manage morning and evening noise.
- Noise and lighting assessments with the application.
- Low-level, downward lighting.
- A construction management plan to limit disruption.



Ministry hall, chapel and township "street" (illustrative)

Caring for the land

- Campers help with woodland creation and management.
- Landscape and habitat management plan and a biodiversity action plan.
- Replacement planting for any trees lost.
- Opportunity to improve the condition of the Site of Special Scientific Interest (SSSI) woodlands, through agreement of NatureScot.
- Create a new pond and wetland habitat as part of the surface water drainage scheme.
- Grassland management for biodiversity within the activity centre.



Generation Hope | Proposed Young People's Outdoor Activity Centre at Carie, Loch Tay

Have your say: feedback and next steps

Tell us what you think. Every comment is recorded, and we will show you how it has shaped the proposals at the second event.

FIRST PUBLIC CONSULTATION EVENT **GENERATION HOPE**
Tuesday 27 October 2026 | 3pm – 7pm
McLean Hall, Fearnan, PH15 2PF

EVENT 1 | TODAY

Tuesday 27 October 2026

3pm – 7pm | McLean Hall, Fearnan, PH15 2PF

First look at the proposals. Talk to the project team.

The deadline for receiving comments on this is **6th November 2026**.



Today

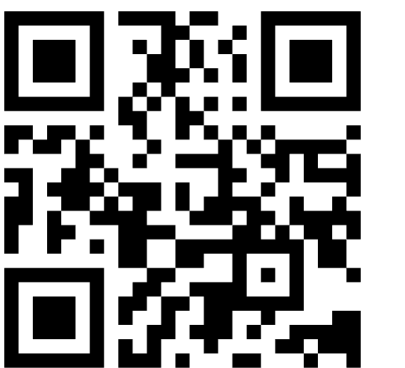
Fill in a feedback form and hand it in or talk to the team and ask questions.



Online

Survey on the project website.

Website address:
www.cariefarm.com



By email

ewan.caldwell@savills.com



By post or phone

Ewan Caldwell, Savills
Earn House, Broxden Business Park
Lamberkine Drive, Perth PH1 1RA
07929 382719

EVENT 2

Wednesday 2 December 2026

3pm – 7pm | McLean Hall, Fearnan, PH15 2PF

See how your feedback has shaped the proposals.

Timeline and next steps

1

August 2026

Meetings with neighbours and stakeholders; Proposal of Application Notice (PAN) submitted to Perth and Kinross Council.

2

27 October 2026

Public event 1: first look at the proposals.

3

2 December 2026

Public event 2: how feedback has been taken on board.

4

Winter 2026/27

Proposals refined; surveys and assessments completed; consultation (PAC) report prepared.

5

Early 2027

Planning application submitted with the PAC report (at least 12 weeks after the PAN).

6

2027

Council consults on the application; you can comment directly to the Council before it decides.

What happens to your feedback: every comment is recorded and considered. We will report what we heard and how the proposals responded in the consultation (PAC) report submitted with the planning application. Any comments you make at this stage are not a formal representation on the future planning application. You can make formal comments on the application itself to Perth and Kinross Council once it has been submitted.