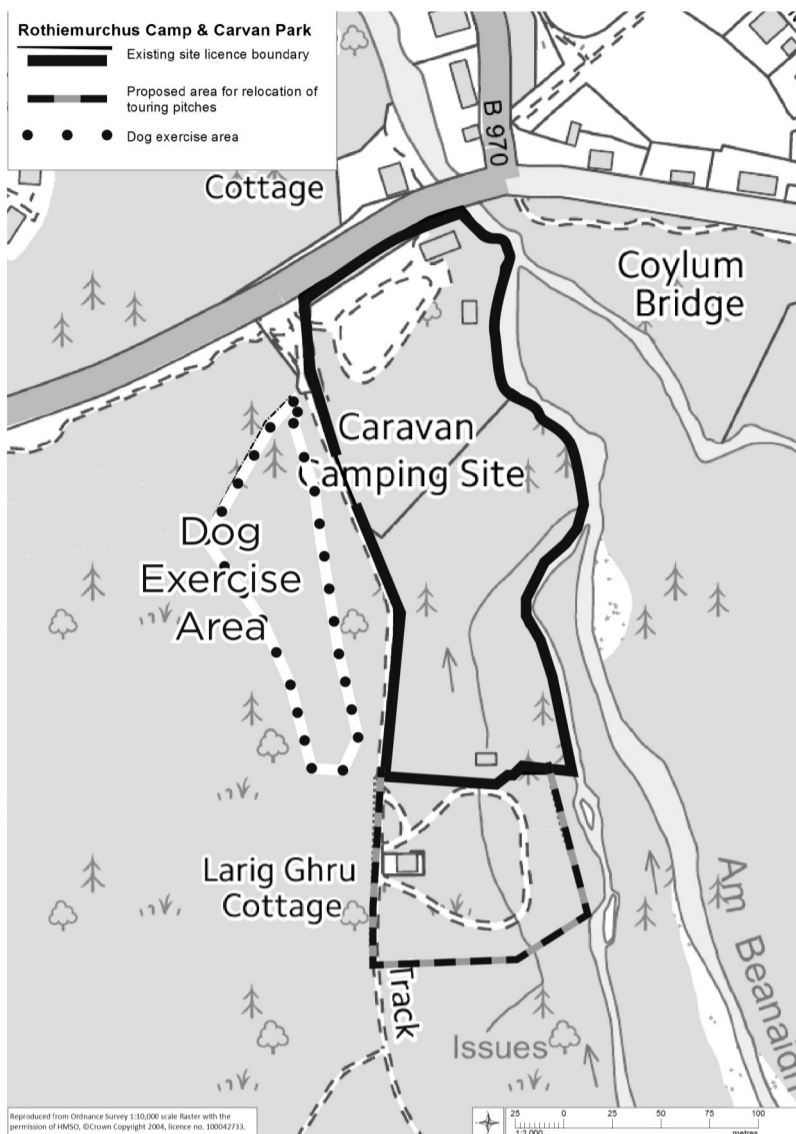


Rothiemurchus Camp & Caravan Park

Introduction



The proposed development site is shown on the plan to the left.

The existing camp and caravan park covers an area of around 2.75 hectares and will be referred to as the 'Northern Area' (solid line).

The proposed extension area measures around 0.92 hectares and is referred to as the 'Southern Area' (dashed line).

The site lies to the west of the Am Beanaidh burn and is accessed via the B970 road.

There has been a camp and caravan site at this location since the 1950s.

The most recent Caravan Site Licence issued by The Highland Council (Ref. B&S /Rothiemurchus/Tour) is dated February 2016 and guides the overall management of the site. The maximum site capacity is: **17 touring caravan pitches (plus one for the assistant warden); 50 holiday caravan pitches (plus one for the warden); and 22 tents.** This is consistent with the 1982 planning permission for the site.

The current proposals seek to extend the site into the land to the South to enable the full permitted site capacity to be utilised. It will also ensure that the camp and caravan site is able to continue to safeguard the Natura 2000 area by meeting evolving customer requirements including accommodating today's larger caravans and motor homes. To confirm, the overall number of approved caravan and tent pitches will not increase as a consequence of the proposals.

Specifically, the 17 existing touring caravan pitches will be relocated from the Northern part of the site into the Southern area. This will enable the layout of the Northern area (including the 50 existing holiday caravan pitches) to be improved.

The preliminary site layouts presented at this exhibition are informed by ecological surveys undertaken in 2016. These surveys will be updated over the course of the next few months and the results will be used to update the proposals as necessary.



Rothiemurchus Camp & Caravan Park

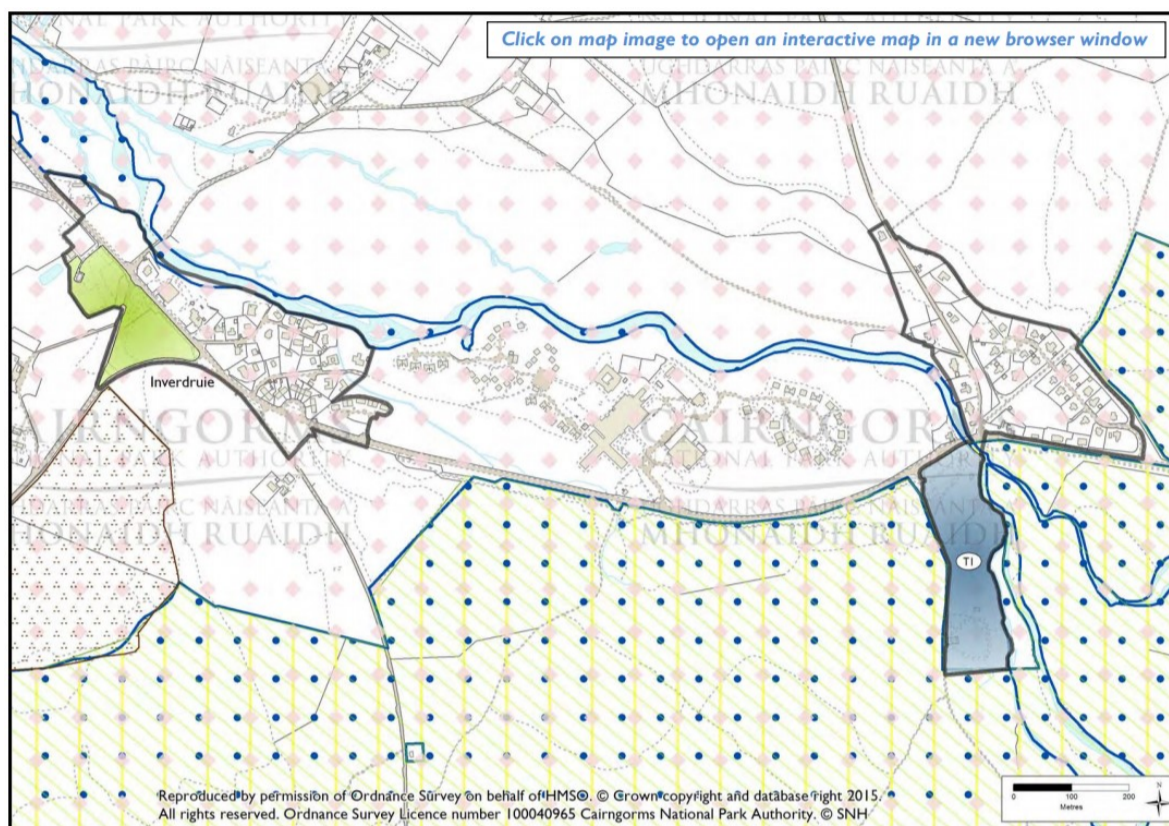
Site Context

Cairngorms National Park Local Development Plan 2015

The map to the right is taken from the adopted Local Development Plan and shows that the entire site is allocated for tourism uses (blue shaded area).

The Plan states that the existing caravan and camping site supports the provision of tourism accommodation within Inverdrue and Coylumbridge.

Subject to further ecological assessment, enhancement opportunities will be supported where appropriate.



Statutory Designations

The site lies within the Cairngorms National Park boundary and the Cairngorms National Scenic Area.

Most of the site is designated as Ancient Woodland. The existing camp and caravan park is covered by a Tree Preservation Order and is included in the Rothiemurchus Long-Term Forest Plan 2016-2035.

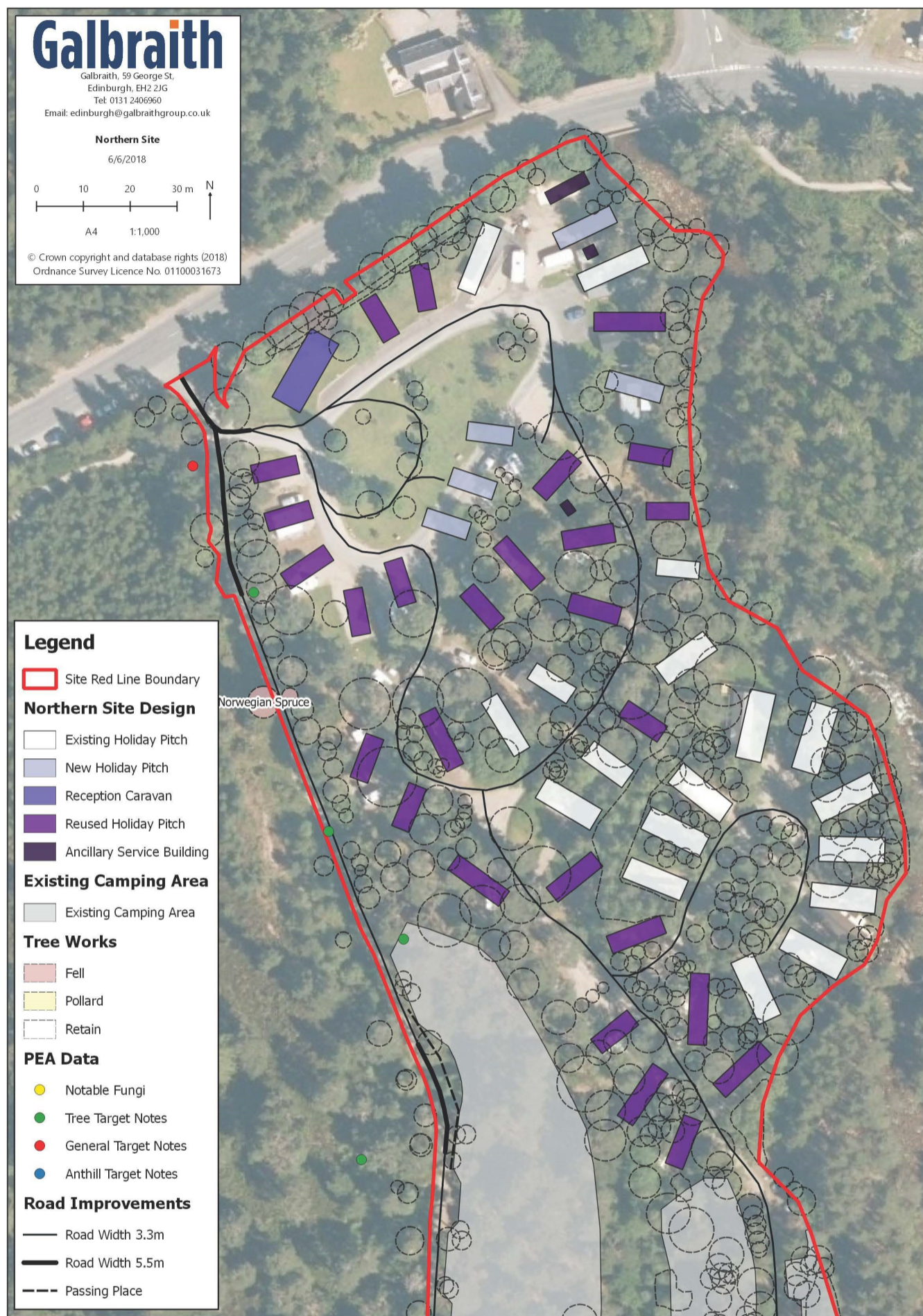
Two Core Paths run along the northern and western boundaries of the site. The latter is known as the Lairig Ghru Core Path. In addition to walking and cycling opportunities, this Estate track provides vehicle access to residential properties to the south and occasional timber haulage.

A number of other designations surround the site boundary:

- Cairngorm Special Area of Conservation
- River Spey Special Area of Conservation
- Cairngorm Special Protection Area
- North Rothiemurchus Pinewood Site of Special Scientific Interest

Rothiemurchus Camp & Caravan Park

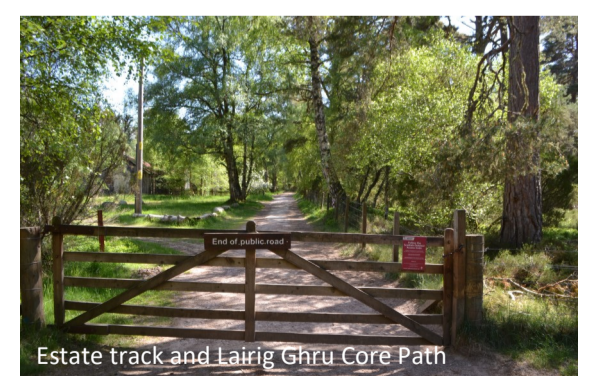
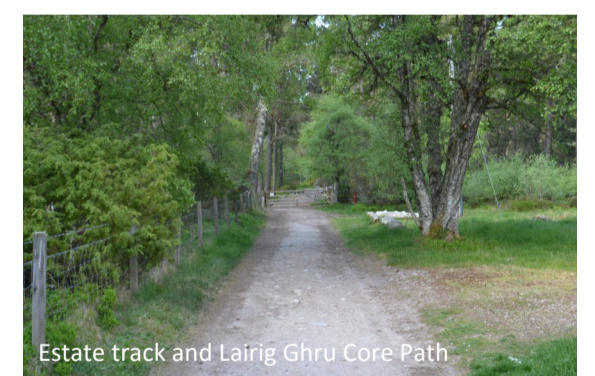
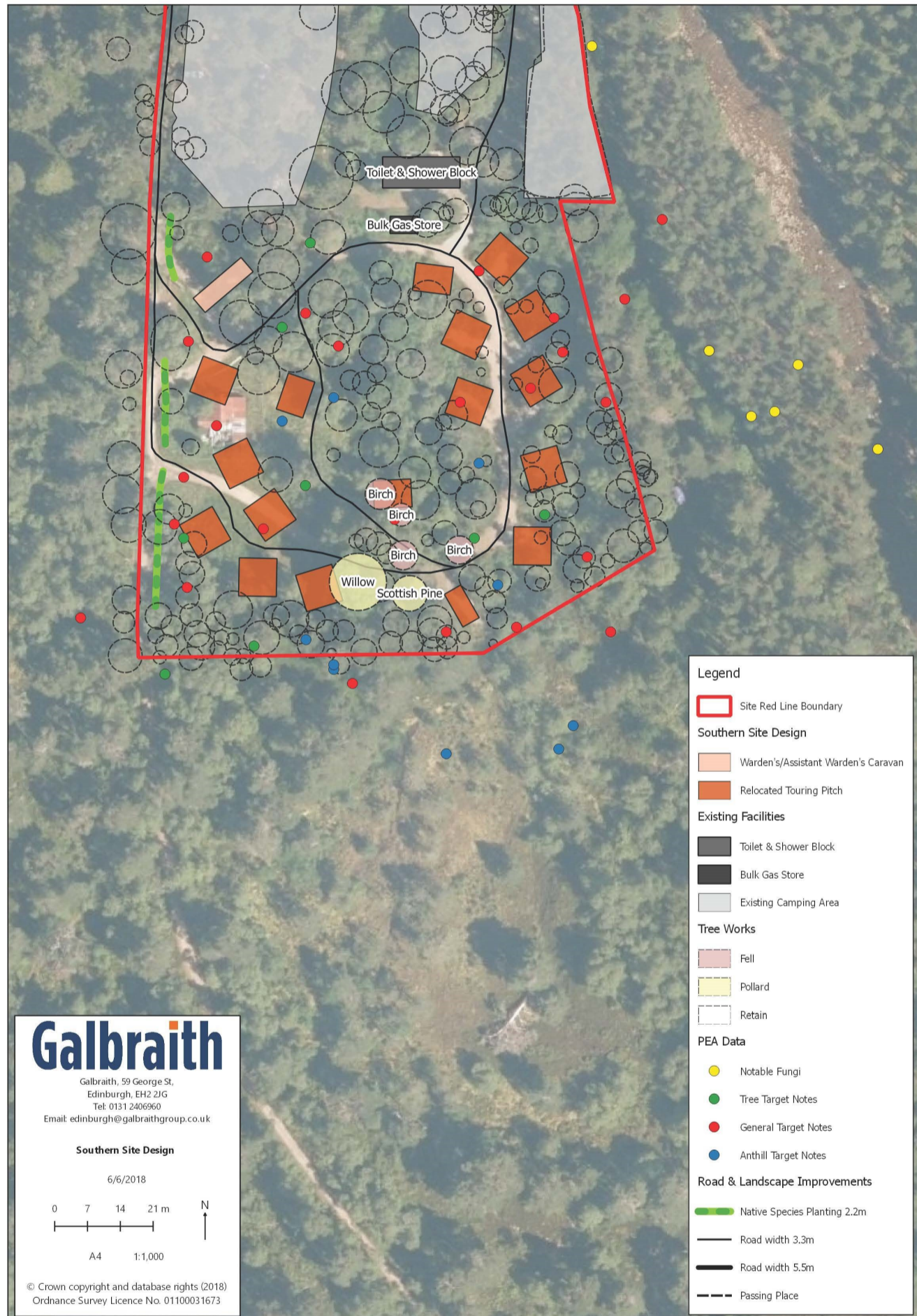
Northern Area Proposals



General Views of Existing Camp and Caravan Park

Rothiemurchus Camp & Caravan Park

Southern Area Proposals



Rothiemurchus Camp & Caravan Park

Next Steps

How do I find out more?

- The public exhibition will be held from 3pm to 7.30pm on Wednesday 13th June 2018 at St Johns Church Hall, Rothiemurchus
- Visit the website (www.rothiemurchus.net/planning) from Wednesday 13th June 2018
- Contact Galbraith by telephone (0131 240 6960) or email (edinburgh@galbraithgroup.com)

How do I record my comments?

- Complete one of the questionnaires provided and return to Galbraith by Friday 29th June 2018
(**Please note:** Comments made at this stage do not constitute representations to the Local Planning Authority. There will be further opportunity to make representations directly to the Local Planning Authority following submission of the planning application).

The next steps:

The project team will review any comments received from visitors to today's event and other respondents. It will thereafter seek to amend the draft proposals to reflect the comments received, wherever this is possible.

Following this review, and the receipt of further site assessments and surveys, the proposals will then be finalised and incorporated into a planning application to be submitted to the Local Planning Authority later this year.

A report explaining the pre-application consultation undertaken and how the project team has addressed any comments received will form part of the planning application submission.

On receipt of the planning application, the Local Planning Authority will notify 'neighbours' of the development site and invite formal representations on the planning application.