

# **AGENDA ITEM 7**

## **APPENDIX 4B**

**2021/0090/DET**

**PUBLIC REPRESENTATIONS-  
SUPPORT**

**From:**Carol

**Sent:**12 Apr 2021 13:17:24 +0100

**To:**Planning

**Subject:**22/03/2021 2021/0090/DET Highland Council,21/01064/FUL

Case officer; Stephanie Wade

Formation of campervan site at Land 315M SW Of The Half House,  
Nethy Bridge

Deadline for Public Comments ; 19/04/2021

I would like to add my **support** for the above planning application.

As one of nearly 400,000 motor homers in the UK, I love touring all over our nation and this site would be a welcome addition.

Thank you

Carol Morbey

Motor homer from Yorkshire.

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# UK and EU Motorcaravan Statistics 2020



Over 2 million Motorcaravans  
in Europe

**Estimated Potential Annual  
Spend over €5 Billion**

More than 357,517

Motorcaravans in UK (June  
2020 DVLA)

**Estimated Annual Spend locally over £850 million**

### Why did we need a survey ?

Europe have recognised the potential revenue from touring motorcaravans for several years but the UK have yet to catch on to this

Staycations this year have highlighted the inadequacies in the UK system that is geared up for caravans and tents but has not been updated to cater for the nomadic nature of the modern self contained motorcaravan

Europe have developed a support network commonly known as Aires to encourage the modern touring motorcaravan to spend a couple of nights in the town where they spend on average £47 per night (CAMpRA 2020)

# What has changed?



## 1960 Motorcaravan

Used on campsites and festivals. Limited Onboard Facilities



## 2020 Motorcaravan

Self contained with onboard water tank, waste tank, toilet cassette and power.

Heating and insulation for year around travel without the need for campsites

# What hasn't changed in 2020

Caravan sites and control of development act 1960

Still treating self contained Motorcaravans like a caravan

Councils see Motorcaravans as a problem not a revenue stream

Lack of understanding of the needs of a touring Motorcaravan

# Who are CAMpRA ?



**CAMpRA.org.uk is a group of motorcaravan owners who have experienced the welcome that they receive when touring in Europe and feel the frustration when returning home to the UK and find the exact opposite**

Over 13,000 members in 3 months

Instead of welcome signs on approaching towns we find “NO Motorhome” signs, height barriers and get directed to unsuitable campsites. Often full if not booked months in advance, mostly out of town so you need a car, minimum stay required, closed outside of main season or have grass pitches not suitable for motorcaravans and designed for camping not overnight parking

So CAMpRA was formed in 2019 and has expanded from around 200 members to over 13,000 members since July 2020. CAMpRA is about advising councils and communities of the huge revenue potential available from the Motorcaravan community. Our needs are simple A SAFE OVERNIGHT PARKING SPOT.

Our survey that follows will confirm that we are happy to pay and to spend in the UK.

# CAMpRA Motorcaravan Survey

September 2020

8,956 Responses



**8,956**

Responses



**91%**

Aged over 40



**£2,961**

Per Motorcaravan spent locally every year plus retail and parking



**£47**

Per day Spent locally if staying overnight



**82%**

Tour all year round



**92%**

Have onboard toilets



**63**

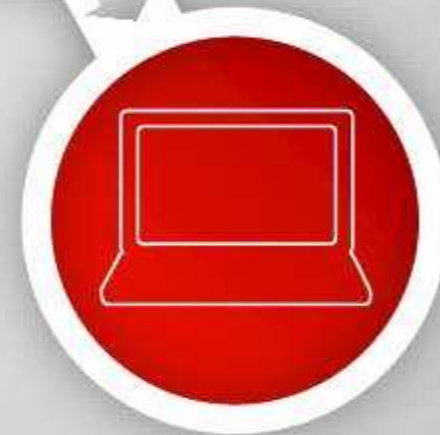
Nights away each year



**357,517**

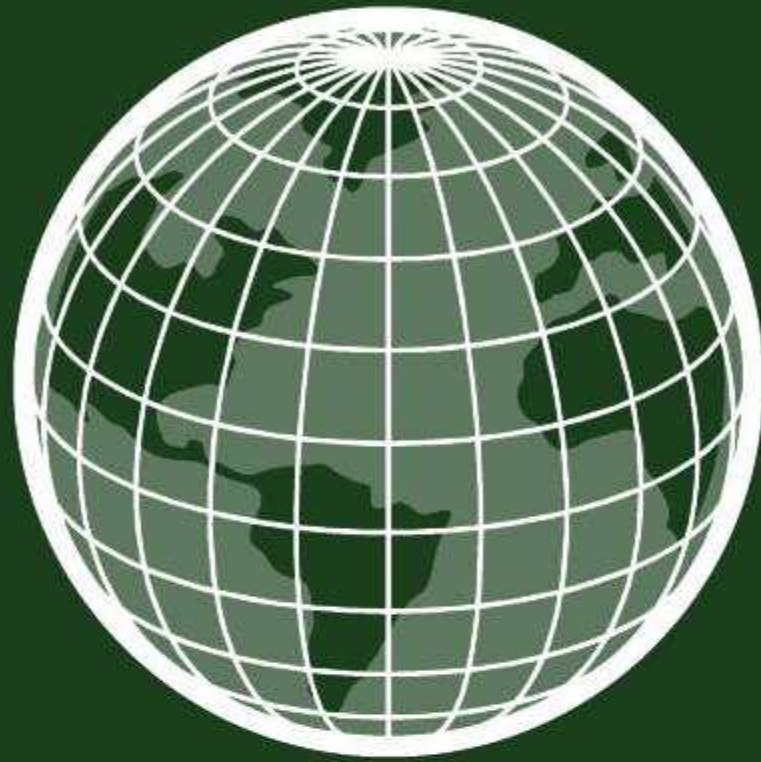
Motorcaravans in the UK  
June 2020

Source DVLA  
68,192 SORN at the time





# Key facts from survey



## £857 million

*Potential revenue available to spend annually in local shops, pubs, restaurants and tourist attraction each year based on 289,325 UK motorcaravans registered as in use on 30 June 2020. Excludes retail spending, parking and fuel*

### Details...

#### Recommended charges

Parking	£5
Waste Disposal	£3
Aire with Waste Disposal	£10

*Charges that the majority of responders supported as being acceptable in line with Europe*

#### Unit Size



*Number of Motorcaravans 8m or less*

#### Occupants



*Number of Motorcaravans with two occupants*

#### UK Registered Motorcaravans



*Of UK motorcaravans in regular use based on 289,325 registered as in use and 68,192 SORN at end of June 2020 (Source DVLA)*

#### Would use UK Aires



*Would use Aires in the UK. Aires are authorized overnight parking and sleeping (no camping)*

#### Would pay to use Aires

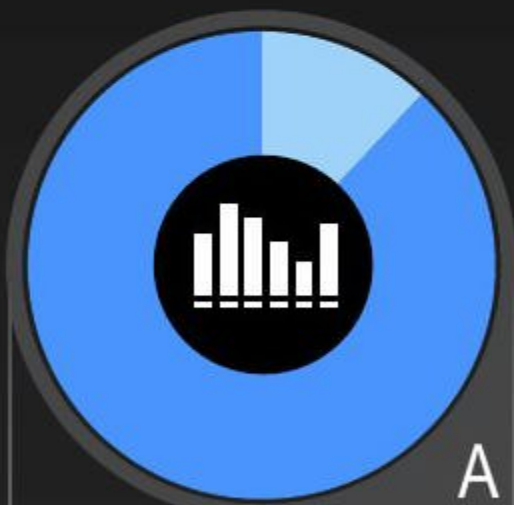


*Of those who would use an Aire in the UK would pay to use Aires*

# Days away each year

# 82%

Of UK motorcaravan owners spend over 30 days a year away in their motorcaravans. Days away shown below. Figures exclude 2% Full time.



92%

Spend Locally

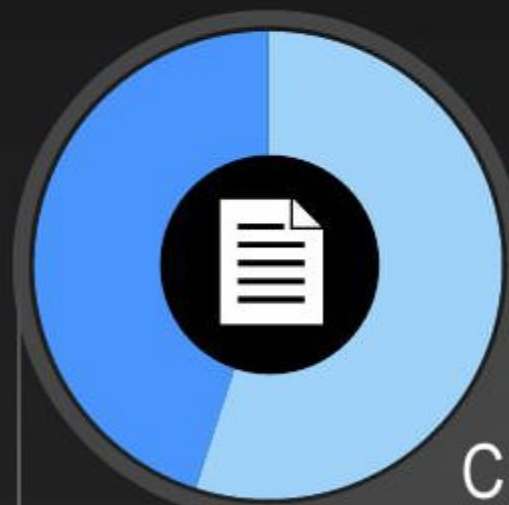
- If staying overnight would spend locally



46%

Off Grid

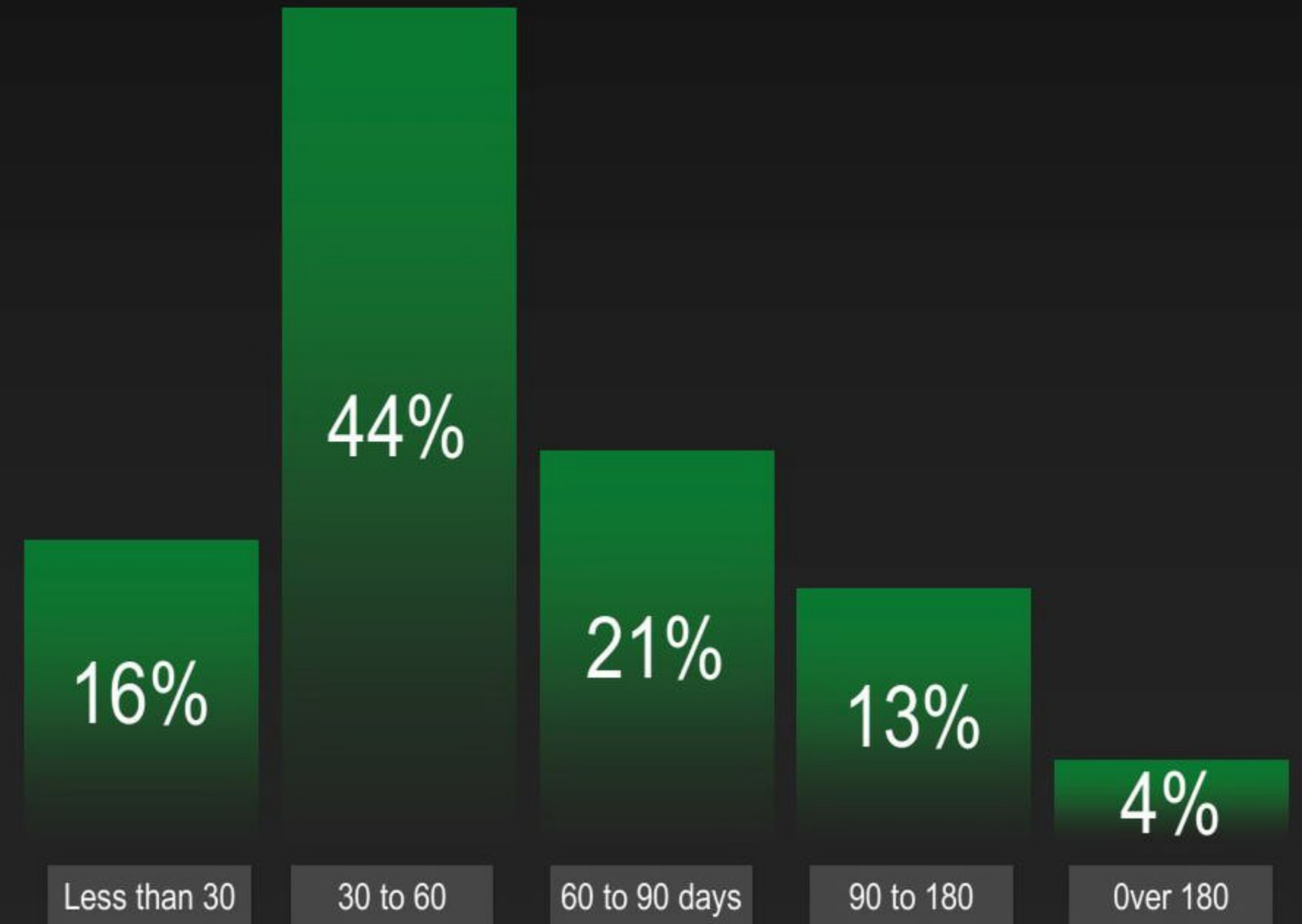
- Owners who park other than on campsites



70%

£20

- Owners who currently pay less than £20 for overnight parking

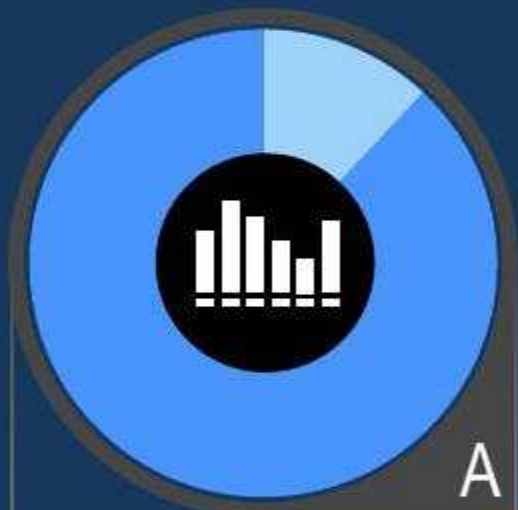


# Use of UK Aires and Campsites

# 74%

Percentage of owners who indicated that they would use Aires in addition to campsites when touring the UK.

Use of types of Aires shown below



A

## 97%

### Spend Locally

- Purchase food and supplies locally whilst away



B

## 62%

### Self contained

- Owners who can last 3 days or more between Waste Disposal Points

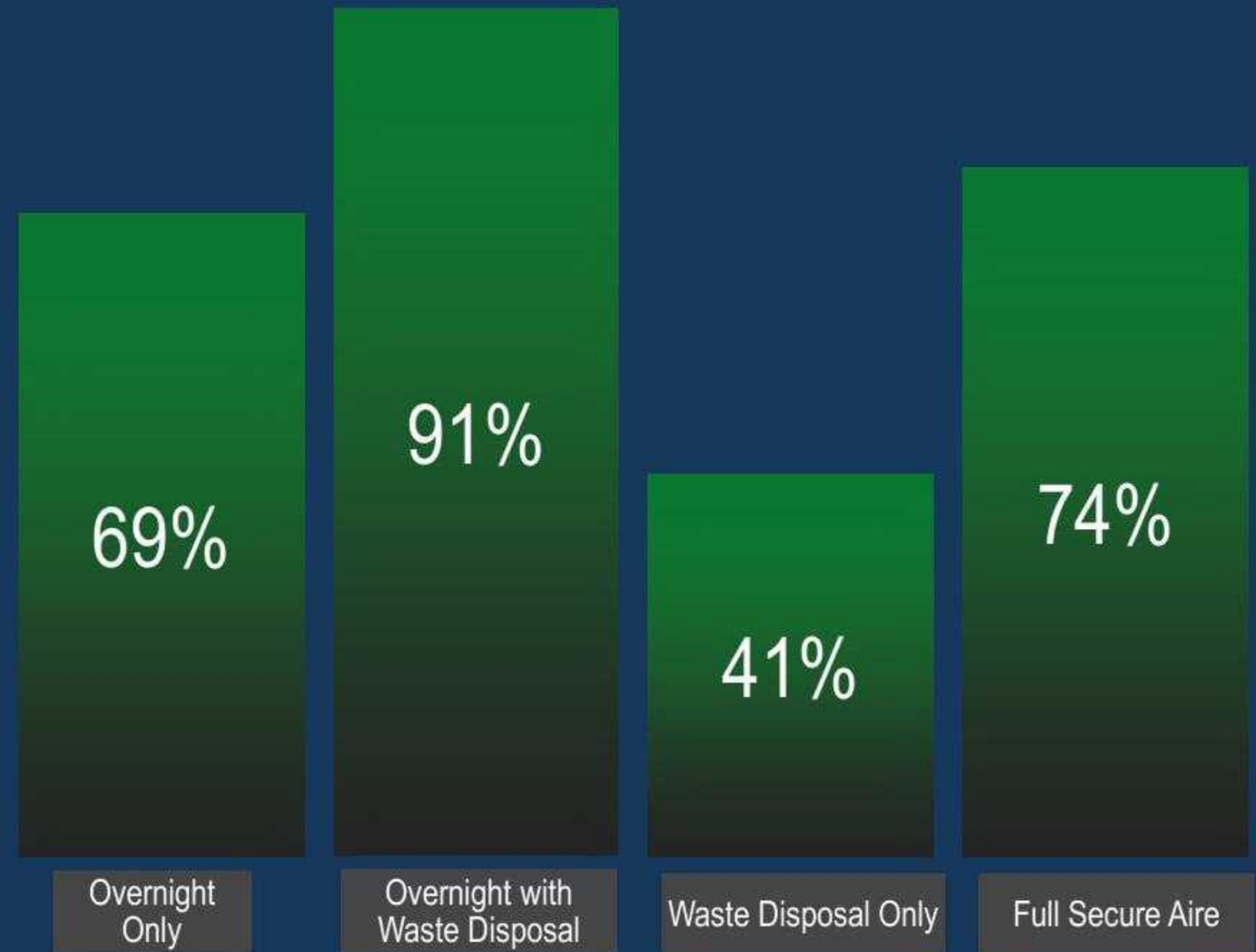


C

## 82%

### Eat Out

- Owners who eat out twice or more per week whilst away



Overnight Only

Overnight with Waste Disposal

Waste Disposal Only

Full Secure Aire

# Supporting UK staycations



**How can we increase the UK share of Motorcaravan Revenue ?**

## Action required

Recognise that Parking in a self contained Motorcaravan is not camping

Encourage councils to accept that the majority of motorcaravans want to tour not park on a campsite for two weeks

Staycations are here to stay so take action now to ensure that we have the infrastructure to support this in 2021

Do not apply outdated campsite legislation to overnight parking in a self contained Motorcaravan

Install a network of waste disposal points to support overnight parking places and touring Motorcaravans

Use social media to spread the word throughout the Motorcaravan world that the UK welcomes Motorcaravans

# Types of UK Aire

Aires are overnight parking only – no camping (no external items) self contained Motorcaravans

Overnight Parking and sleeping only

Suitable for any car park close to a village, town or tourist site

Overnight Parking and sleeping with waste disposal point

Suitable for car park with toilets or access to water and sewer

Waste disposal point – no parking

For public toilets, village halls etc who have water and sewer but no space for overnight parking

Secure Managed Aire

For unused land near town. This is barrier controlled, CCTV, EHU full Aire

# Aires UK



Check our gallery on [www.campra.org.uk](http://www.campra.org.uk)



# Data sources used in this report

## CAMpRA Motorcaravan Online Survey :-

- This online survey ran for one month in September 2020 in the UK
- It was accessible via social media , website or direct link to the survey using Lime Survey Software
- Survey link shared across as many social media groups as possible to include responses from all types of owners
- The survey was anonymous with responses from 8,956 UK owners

- **European figure obtained from varies reports on European motorcaravans and current numbers are higher than reported**
- **Estimated annual spend is based on UK figures as these are similar to figures reported from European surveys**

Average spend in the UK is based on survey results and £47 is per unit per night spent on food, drink and tourist attractions. It does not include retail, local attractions, parking or fuel.

## UK Registered motorcaravans based on data supplied by the DVLA at the end of June 2020

- 289,325 registered as motorcaravans and in use
- 68,192 currently SORN these are not included in the 289,325 figures. The number includes SORN due to coronavirus
- Numbers do not include self conversion's that due to recent changes are registered as vans with windows

**From:**Stephanie Wade  
**Sent:**19 Apr 2021 16:08:59 +0100  
**To:**Planning  
**Subject:**FW: Campervan Application - Nethy Bridge CNPA - 2021/0090/DET  
**Attachments:**Campra Survey Results 2020.pdf

**From:** Patricia Eccles  
**Sent:** 19 April 2021 12:42  
**To:** Murray Ferguson  
**Subject:** Campervan Application - Nethy Bridge CNPA - 2021/0090/DET

Hello Murray

Please forgive me for writing directly to you but I have tried to go via the planning website for the last couple of weeks and it all seems to be down. It was down for updating the first week I tried and is now not opening for me, at all!

So, please, would you mind passing this on to whoever is dealing with Donnie Black's campervan application?

Richard and I can see that this is desperately needed for the village as new campervan owners but our real appeal for it is with our Castle Roy hats on.

We see campervans as an important future income stream for the Castle but:

- The Castle is unable to provide any facilities and so this site would provide those for passing vans.
- The Castle can only take a very limited number, we need extra capacity nearby.
- There are a large number of campervan groups and they spread the word quickly about attraction & nearby sites and so we would really appreciate being able to point them towards Castle Roy and Nethy. In addition to the proposed Cairngorm site, it would hold them in the area much longer which would benefit the whole community.

I have attached a survey done last year about campervans and motorhomes which you may have come across. It was actually commissioned to explore the need for 'Aires',



small sites, but I thought it would be useful to share it. £857 million, excluding retail, parking and fuel, seems to show the amount of spend available to us!

I do hope that I am not too late. I always try to use the proper channels first but in this case, I was stymied!

Here's to a great, and well-behaved influx of summer visitors with holes in their pockets!

Cheers Patricia (Tricia, Trish but, please, never Pat!)

Treasurer, Castle Roy Trust SCIO

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Patricia Eccles, Croftbank, Nethy Bridge PH25 3DS

T: [REDACTED]

W: [www.castleroy.org.uk](http://www.castleroy.org.uk)

CRT: [!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0\_img.jpg\)](#) CB: [!\[\]\(f6b0299e0b5e4340e509b71914970da0\_img.jpg\) Castle Roy Facebook](#)

If you have received this e-mail in error, please notify the sender by return e-mail and then destroy it. I apologise for any inconvenience

**From:**Meg  
**Sent:**13 Apr 2021 16:03:28 +0100  
**To:**Planning  
**Subject:**Nethy Bridge Campervan site - proposed  
**Importance:**Normal

22/03/2021 2021/0090/DET Highland Council

21/01064/FUL

Case officer; Stephanie Wade

Formation of campervan site at Land 315M SW Of The Half House,

Nethy Bridge

Dear Ms Wade


I am a Motorhome owner and user. Last year it was obvious that there was a dearth of facilities for Motorcaravans (DVLA name for campervans and motorhomes) in the UK and especially in beautiful areas in Scotland. Small scale developments around the National park in communities like this will help to spread the visitors without causing overload in popular places. When Motorcaravanners see that facilities are available they will gravitate to the places where they are being catered for, thus alleviating the problems we saw last year.

Please allow this proposal as quickly as possible so that it can come onstream this summer.

Yours truly

Meg Macdonald

Sent from [Mail](#) for Windows 10

 Virus-free. [www.avast.com](http://www.avast.com)

# Comments for Planning Application 2021/0090/DET

## Application Summary

Application Number: 2021/0090/DET

Address: Land 315M SW Of The Half House Nethy Bridge

Proposal: Formation of campervan site

Case Officer: Stephanie Wade

## Customer Details

Name: Mr Paul Simpson

Address: 7 Newtown Crescent, Newtownards BT23 7GP

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I sent an email yesterday, as this site was not available.

I am supportive of Mr Black and his ambitions for this site on his land, He is retiring from farming, but also sees the need within his area, and across Scotland for more available 'Aire' facilities, in addition to those already provided by the Campsites. Especially after the Staycation fiasco of 2020. ( dirty campers giving everyone in the Motorhome fraternity a bad, and unjustified nametag).

My one concern on looking at his location plan.- It is for 6 double-pitches, 12 in total , with a hedge row between each two pitch site.

There is a European fire report that recommends at least 3 m distance between motorhomes. I therefore feel it would be better with a hedgerow between each single pitch.

This report has also been adopted by the UK Fire Service. Also many UK Councils are looking to adopt these recommendations when looking to provide related services on their property, ie where allowing overnight sleeping in Council car parks.

Otherwise I give Mr Black 100% of my support, and wish him well in his application. IF approved it will be a location I would consider when touring around Scotland, rather than a campsite, which has to be pre booked in advance, and many only allow a minimum of 4 nights or more.

# Comments for Planning Application 2021/0090/DET

## Application Summary

Application Number: 2021/0090/DET

Address: Land 315M SW Of The Half House Nethy Bridge

Proposal: Formation of campervan site

Case Officer: Stephanie Wade

## Customer Details

Name: Mrs Zoe Watson

Address: 6 Hale Road Helpringham Sleaford

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I used to live in Morayshire. I still visit the area regularly and enjoy touring the area in my motorhome. Last summer the campsites were very busy and I prefer to use dedicated motorhome stopovers rather than traditional campsites. This is definitely somewhere I would stop next time I am in the area. Thank you

**From:**Paul Galpin  
**Sent:**12 Apr 2021 18:30:42 +0100  
**To:**Planning  
**Subject:**FAO Ms S. Wade - Campervan site planning application

Dear Ms. Wade

Re 22/03/2021 2021/0090/DET Highland Council 21/01064/FUL  
Formation of campervan site at Land 315M SW Of The Half House, Nethy Bridge

May I recommend this application as worthy of serious consideration and recommend it be granted as it will serve a dire and growing need.

As a former tent/caravan owner and now a campervan owner of many years travel, in the UK and throughout Europe, I can affirm that Scotland is in the lead in providing supportive facilities for these pursuits in the UK. However, as I'm sure you are aware, due to the CV19 pandemic there will be an explosion of 'staycationing' and Scotland will be at the forefront of destinations.

There is nowhere near sufficient short term overnight 'campervan' sites, or 'aires' as they are known in Europe, to serve the demand. They are prolific in Germany, Spain, Portugal and France, which alone has over four thousand low budget short term aires specifically for campervans.

There are 386,000 motorhomes/campervans registered in the UK, the majority owned by responsible mature people to whom 'dirty camping' is as abhorrent as the next non-campervan person. A recent survey of 1500 campervan owners revealed that their average daily spend is £47 per head. Given the dire straits that many of the hospitality and tourism industry providers have suffered due to CV 19, the more 'aires' that can be located within comfortable walking to these outlets the better it will be for the industry.

Contrary to popular opinion (of many camp site owners) aires do not compete with camp sites for custom any more than B&B accommodation competes with that of luxury hotels. Campervan owners generally do not seek long term camp sites to holiday on, they prefer short one or two night stopovers when touring.

In conclusion may I say that the provision of more short-term stop over facilities for campervans is a vital necessity, particularly in the CNP, because they are coming anyway.

Kindest regards Paul GALPIN

**From:**Paul Simpson

**Sent:**12 Apr 2021 13:15:27 +0100

**To:**Planning

**Subject:**Planning application 21/01064/FUL Nethy Bridge formation of 12 pitch motorhome site

Afternoon

Reference :

22/03/2021 2021/0090/DET Highland Council

21/01064/FUL

**Case officer; Stephanie Wade**

Formation of campervan site at Land 315M SW Of The Half House,  
Nethy Bridge

**Deadline for Public Comments ; 19/04/2021**

Your <http://www.cairngorms.co.uk/park-authority/planning/planningapplications> link is still down this morning after last weeks upgrading.

The above reference states Public Comments deadline is today week, 19th April.

As there is no means of posting any comments via the Planning Application portal, here are my comments and documents.

I am a motorhome owner, and member of CAMpRa (Campaign for Real Aires in the UK), <http://www.campra.org.uk>

I welcome Mr Black's desire to diversify on his retirement, and welcome his concern for the Tourism Industry in Scotland, after last year's Staycation invasion of people with new motorhomes and campervans.

More facilities are required, and I wish him well in his application.

There are issues;. His site plan shows 12 motorhome pitches, comprising of 6 sets of two pitches side by side, with a hedge divider between each double pitch.

I am concerned re Fire issues, with these dual Motorhome pitches, as the motorhomes would be very close together. It might be better to have 12 individual Pitches, with a hedge divider between them..

Yours Sincerely

Mr Paul Simpson

7 Newtown Crescent  
Newtownards  
N Ireland  
BT23 7GP





Paul  
Simpson

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From: Paul Simpson  
Sent: 13 Apr 2021 09:42:46 +0100  
To: Planning  
Subject: Motorhome spacing. Further to my email yesterday, 12th April regarding the proposed campsite at Nethy Bridge. It has been brought to my attention that CAMPrA [www.campra.org.uk](http://www.campra.org.uk) is recommending a distance of 3m spacing between parked motorhomes on pitches.

This is being considered by many Councils and The National Trust, as they decide about access to their properties, including Council car parks.

I declare my membership of CAMPrA.

Yours Sincerely

Mr Paul Simpson  
7 Newtown Crescent  
Newtownards  
N IRELAND  
BT23 7GP



[Sent from Yahoo Mail on Android](#)