

Cairngorms National Park Proposed Local Development Plan 2020 – Submissions

Agent Details-

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Interested Party Details-

Organisation	Rothiemurchus Estate
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Site T1 – Camping Site, Coylumbridge

Rothiemurchus Estate welcomes the continued safeguarding of the established caravan and camping site at Coylumbridge (Site T1) for tourism uses in the Proposed Plan.

By way of background, the Evidence Paper: Rural Development – Part 3 Economic Development states that tourism plays a pivotal role in the local economy. In this respect, tourism is by far the main source of employment in the National Park (43%) and the Evidence Paper advises that appropriate LDP policies and site allocations are needed to ensure the continued success of this key employment sector.

As per the allocation in the adopted Local Development Plan, the boundary of Site T1 includes the extent of the existing caravan and camping park (in accordance with its site licence) with scope for further expansion into the land to the south, subject to consideration of the stated site specific requirements including flood risk, landscaping and structure planting, foot and cycle path networks, and drainage infrastructure.

In relation to the latter, the Proposed Plan states that *“the site is located a considerable distance from the public waste water network. The installation of a network from the site to the public sewers is the responsibility of the developer”*. The accompanying Action Plan advises something different: *“any future proposals will require...connection to waste water which is not within the vicinity of the site...”*

Further, the wording of Scottish Water’s consultation response to the Main Issues Report appears to suggest that Site T1 has been assessed as an entirely new allocation rather than an established site with some potential for expansion.

The Estate objects to the inference that any future development will automatically require the entire site to be connected to the public drainage network, at considerable cost to the developer. In this respect, the site has been in operation for decades and has been suitably served by a private drainage system throughout this time. Further, the capacity of the caravan and camping park is limited to that stipulated in the most recent site licence issued by The Highland Council (this is consistent with the



1982 planning permission for the site). So, while the physical extent of the park might increase in the future by extension into the land to the south, the overall number of approved caravan and tent pitches will not increase. On this basis, connection to the public drainage network should not be a prerequisite for the site.

The Estate asks that the position with regards to future site servicing be reconsidered in light of the site's established use as a caravan and camping park, the limitations on its overall capacity as stipulated by the site licence, and the cost implications of infrastructure works when set against the need to support the local tourism economy.