

Balmacara Campsite Community Survey 2023

A community survey was carried out in March / April 2023 to gather the views of both local people and visitors regarding the possible community purchase of the former Balmacara Campsite, what they currently use it for and what they would like to see happen to it. It was available to fill out on-line using a link / QR code and on paper copies, and issued via:



- Email to key stakeholders.
- Facebook – multiple posts were put up on relevant pages, which were shared and liked by many organisations and individuals.
- Paper copies were available to pick up and drop off at the Spar, Kyle Pharmacy, Cosy Corner Cafe, Home in the Highlands, Auchtertyre Primary School/Nursery or the Highland Council Service point in Kyle.

Facebook posts

Friends of The Balmacara Old Mill Hall
11 April · 🌐

Balmacara Community Trust is investigating the feasibility of the potential purchase of Balmacara Campsite from Forestry and Land Scotland on behalf of the community. It would be really appreciated if you could take part in this short survey (both members of the local community and visitors) to help us understand what is needed and wanted in the area. We have recently been awarded a grant from the Scottish Land Fund to prepare this Feasibility Study and create a Business Pla... [See more](#)

Take part in our Community Survey!

Help investigate the feasibility of the potential purchase of Balmacara Camp Site from Forestry and Land Scotland

3 likes · 7 shares

Friends of The Balmacara Old Mill Hall
26 April at 14:38 · 🌐

LAST CHANCE TO FILL OUT BALMACARA CAMP SITE SURVEY!

Our survey investigating the feasibility of the potential purchase of Balmacara Camp Site from Forestry and Land Scotland on behalf of the community is closing next Monday 1 May at 9am - make sure you have your say!

We've had a great response so far but if you or your family or friends haven't had a chance to fill this short survey please follow the link:
<https://www.surveymonkey.co.uk/r/BalmacaraCampsite>.

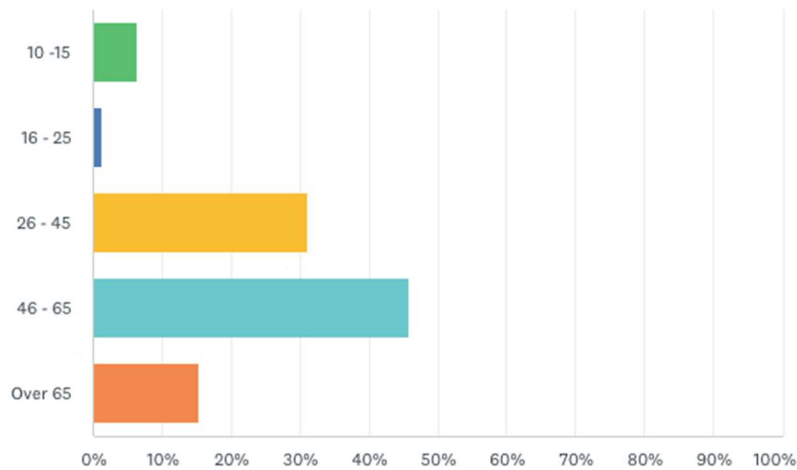
Alternatively, paper copies can be picked up / returned to the Spar, Kyle Pharmacy, Cosy Corner Café, Home in the Highlands, Auchtertyre Primary / Nursery or the Highland Council Service Point in Kyle.

Thank you.

1 like · 7 shares

There were 173 responses in total, which is a strong result in a relatively small village of approximately 200. 15 people left contact details as they are interested in volunteering to help to develop and run the project.



64% of respondents live in or up to 5 miles outside Balmacara, with 13% visiting the area. 64% are female and 33% male. There was a good range of age groups within the respondents, as the graph below shows:



1. Which of the following do you think are needed in the Balmacara area?



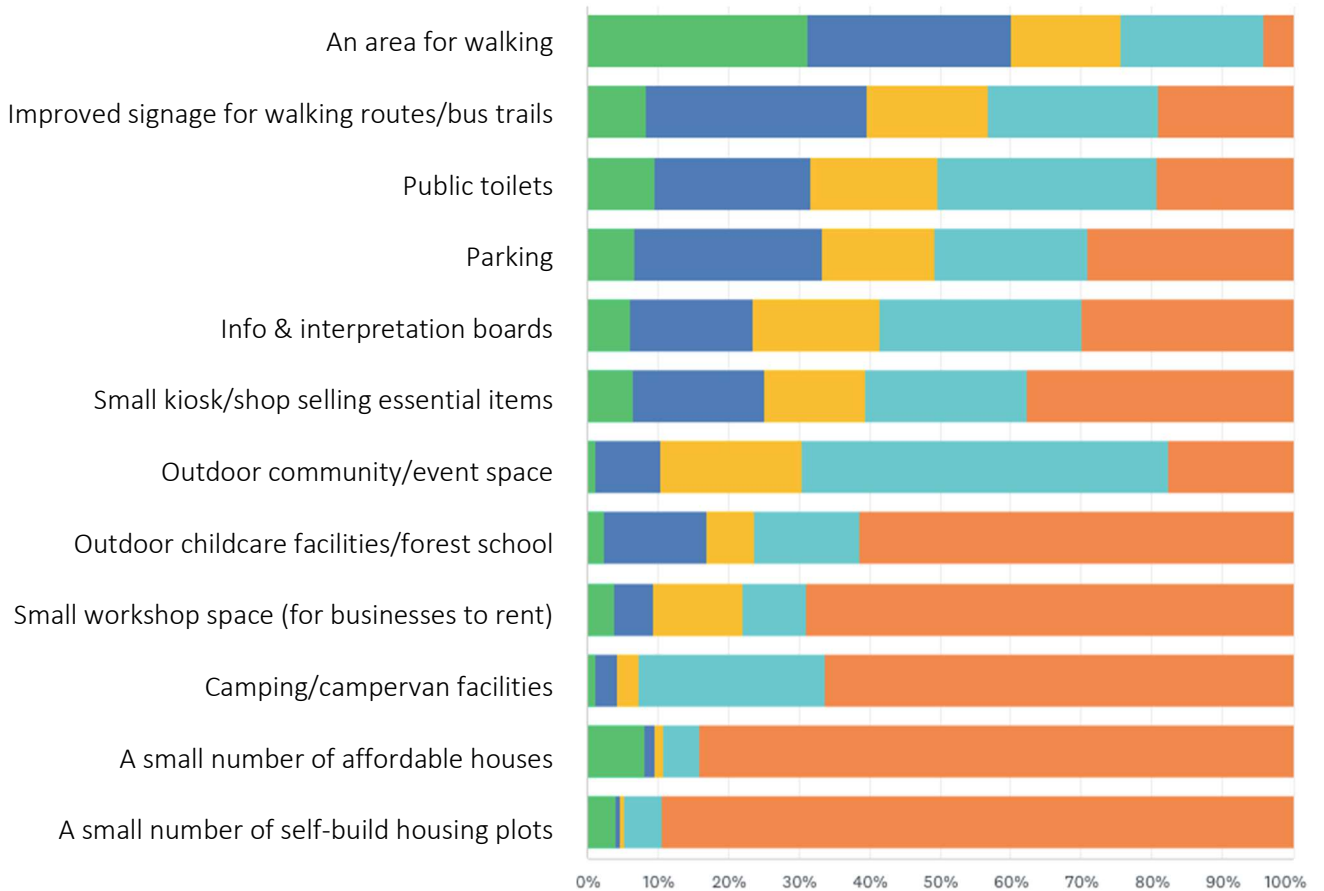
The three most and least popular responses to this question are also shown in the table below:

|  |  |
|---|---|
| Public toilets | Self-build housing plots |
| Outdoor community /event space | Info & interpretation boards |
| Camping / campervan facilities | A small kiosk/shop selling essential items (bread, milk, cereal) |

People also gave their own suggestions to this question, including:



2. If the following amenities were available at the Balmacara campsite, which ones would you use and how often?



| | |
|---|----------------------|
|  | Daily |
|  | Weekly |
|  | Monthly |
|  | Once or twice a year |
|  | Never |

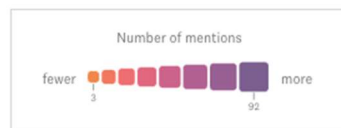
Comments included:

- *If there are bike trails make them separate from walk trails!!*
- *Electric car charge points*
- *As a local resident I would not need to use either camping facilities or toilets but I think that they are both needed in the area.*

- *I would not use affordable housing, but I know lots of people in the area who would.*
- *Parking possibly depending what the space was used for and if I was attending*
- *As a local I am unlikely to use the campsite but can see that it is a have resource as an income producer for the area and also in terms of providing a much needed space for people visiting the area.*
- *I live here within walking distance, so there are facilities in this list that I wouldn't use. I would signpost visitors to the campsite. We often have camper vans pulling up at the back of our house and visitors have been caught peeing outside my house in a public street.*
- *This area is a wonderful natural habitat and should not be turned into another housing scheme.*
- *Use of outdoor event space would depend on events.*
- *Small shop would not be viable.*
- *I would very much like affordable housing for my family and their children but I wouldn't going to use it*
- *No need to waste money on a shop/kiosk. Support the local shops already in the area. Sign post people to the Spar.*
- *As a resident I can see extended, visiting family using the campsite.*

3. If you currently visit the Balmacara Campsite regularly, what do you use it for?

The most popular responses are illustrated in the following word cloud:



Comments include:

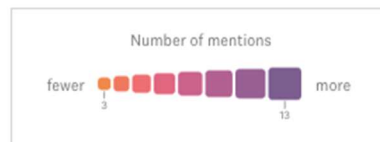
- *When visiting family in Balmacara, we use the campsite to take our three young children out for walks and exploring. Having lived in Balmacara back in 1982 - 1990, the campsite encouraged people to the area and I am sure helped generate income across a number of businesses. One of my parents and sister live in the village of*

Balmacara and so it would be lovely for it to be restored, to an area that could once again be enjoyed by many.

- I have wanted to, but it hasn't been open or I have been unsure about its status.
- Walking and enjoying the nature and mature trees. This could be a great place to spot red squirrels and pine martins.
- Walking. Picnics foraging crafting painting and sketching entertaining and educating children and other members of the community well-being.

4. What would encourage you to visit the Balmacara Campsite area more frequently?

The following word cloud illustrates the most frequent comments:

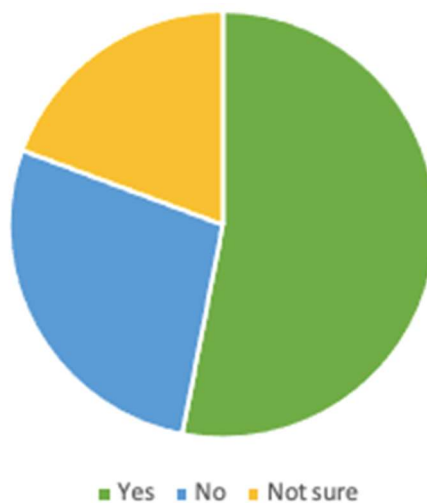


The comments given to this question could be split into three main themes:

| Facilities | Campsite | Children |
|---|---|--|
| <i>Seating and covered space for weather change</i> | <i>If it was a proper campsite.</i> | <i>Things for children. Events.</i> |
| <i>Better pathways and signage.</i> | <i>If the campsite also allowed toilet emptying facilities for campervans not staying at campsite for a small charge. Not only is this a good facility to provide but it would also generate additional income. There are very few campsites in Scotland with access to the sea for sea kayaking. If this</i> | <i>A little kiosk for children to buy their ice creams/sweets etc.</i> |

| | | |
|---|--|---|
| | <i>was available then many clubs and individuals would come.</i> | |
| <i>Public toilets being available.</i> | <i>I used to use the campsite when it was one. Can't understand why it closed and the land been unused ever since. Such as waste. It was a brilliant campsite. Great location.</i> | <i>Made a bit more interesting for the kids, rope swings wobbly bridge/rope bridge over muddy areas, stepping stones.</i> |
| <i>Ability to book a wooded area as a small wedding ceremony space.</i> | | <i>Classes for children to learn about nature.</i> |

5. In principle, would you support a potential community purchase of the Balmacara Campsite?



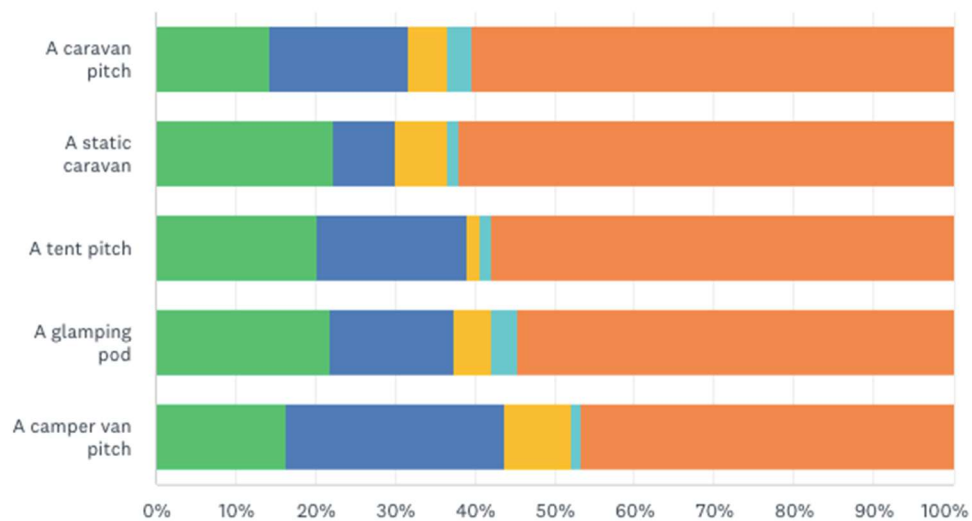
66% of respondents support a potential community purchase of the Balmacara Campsite.


Comments include:

- *Lovely to see it back in use.*
- *This would create a valuable community asst to provide a great amenity for locals and visitors alike.*
- *Hall first*
- *Would want to see detailed business plan for what is envisaged.*
- *Yet another waste of community money.*
It would just be great to see the land used again for some purpose.
- *It would depend on the costs and forecasts. Funding is tough to secure and the site needs development to become attractive to different types of users.*

- *Would KLCT not be better placed to purchase?*
- *I would support a community purchase but not a BCT one*
- *In principal, but would need to know what their plan is for it.*
- *The balance of use needs to work with the local infrastructure e.g roads, about of traffic - it is only a single track road. Etc. Not disturb the locals and cause disruption. Make disabled friendly including wheelchair friendly. Bring paths up to a reasonable standard. BCT need to work in partnership with NTS, Our Community Council etc.*
- *If it becomes too focussed on tourism then I would not support it.*
- *Depends what the intentions are.*

6. If you are a visitor to the area, would you use the following if they were available at a campsite in Balmacara and for how long?



| | |
|---|---|
|  | Less than 1 week per year |
|  | 1 – 2 weeks per year |
|  | 2 weeks – 1 month per year |
|  | More |
|  | I would not use a campsite in Balmacara |

The weighted bar chart above shows that a caravan pitch would be the most used option if it was available at a campsite in Balmacara, with 15% using it for 1-2 weeks per year. 30% would use a static caravan up to 2 weeks a year, with 38% using a tent pitch for this time. A

glamping pod was also popular, with 38% of respondents saying they'd use one for up to 2 weeks a year.

Comments given in response to this question include:

I would probably use a glamping pod for visitors as I live in a 1-bedroom house

Here is a link to a CAMpRA's website. Have a look. It offers lots of useful advice about setting up an Aire (campervan facilities): <https://campra.org.uk/business-hub/>

How would bct deal with the litter, extra traffic, anti-social behaviour?

Too noisy (A87) and too many dog walkers use this space.

There is 3 local campsites already - reraig, Ardelve and Morvich. Also a motorhome Aire in Auchtertyre. Will it take business from them? How do BCT plan to work with these current service providers?

7. Is there anything else you'd like to add with regard to a potential community purchase of the Balmacara Campsite eg any historical reasons you feel it should or should not be bought by the community or that might affect development going forward (flooding/drains/power etc)?

- *Local empowerment, access and control of resources is always good.*
- *Using solar panels to contribute towards energy costs.*
- *Buy it.*
- *As stated in survey I feel that no age group is adequately catered for in this area. I believe that community ownership of spaces could hopefully go some way to addressing this. Good luck in taking this forward.*
- *Fine to buy it, to protect it as it is*
- *Midges were bad in that area. If it is a campsite, it is lost to local walkers.*
- *Long term financial viability. Appreciate the vision but have reservations regarding the reality of the scope of its implementation.*
- *Ideal site for an Aire, one or two night maximum stopover for motorhome. No facilities required though waste disposal (chargeable) good idea. CamPra*

organisation can assist and advise you all the way with how to set up, they have helped many organisations/council's. Good luck.

- *Good to have more affordable housing but there is plenty space for an obvious public walking area for all too?*
- *I moved here after the caravan park had closed so it would be lovely to see it renovated and used by the community always seems a shame that it is run down and could be put to use for the local community and their families*
- *Balmacara is one of the few places left that doesn't get absolutely swamped with tourists. Makes it a nice place to walk the dog and every one knows each other and respects the area. The local cafe is also used heavily by locals as they're a great place to go all year round and appreciate the difficulty of finding anywhere to eat during the summer.*
- *The trees are shallow rooted and are about to fall down. They are dangerous and will hurt or kill someone*
- *I feel there is nothing in the area for anyone who is not a walker/hiker. No forms of entertainment for child or adult alike*
- *I would fully support this if it included providing protection for the wildlife in the area.*
- *Is it potentially in danger of becoming a private space, eg if housing is built on it*
- *There needs to be a balance between recreational use of the site which has been available for many years alongside any potential development plans. A planned and sensitive approach.*
- *Outside benches with BBQ attached. Walks at Burghead dunes have these. Bins and toilets. Shower block. Toilet cassette emptying. Charge for campers and campervans. A small cafe and toilet block like the one at loch lubnaig would print money for the community and generate jobs.
<https://thecabinatlochlubnaig.co.uk/camping>*
- *Run it as a business, campsite etc or outdoor space without disturbing it too much, too big a space for a Forrest school. don't put houses as it won't help the township. learn from other local ventures mistakes that have not worked. think as a community not as individuals help support the hall prospects and community*
- *Anything that the community can do to bring in visitors is good. To ensure they return they need good facilities, friendly and helpful staff and value for money.*
- *No. please fix the old mill hall first we need this!!*
- *Please don't use it for housing development, would be a huge loss to the community as a safe outdoor space, it's always been a place I've went for 30+ years. Use it to bring back community events and things like they used to do and develop outdoor play safe space for children to actually embrace the outdoors like they used to do. I would happily pay for these facilities and an enclosed dog park would be a great place that would be well used and can bring in a huge income over the course of a year.*
- *Kiosk to be available only if the site is reinstated as a camp site. Not to be in competition with the local Spar shop at Reraig.*
- *Many wild animals including foxes, pine martins and badgers will be affected and could potentially attack overnight campers. It absolutely should not be reinstated*



as a campsite the old campsite was a nightmare for the village, drunk people wandering around, vandalism, littering, noise, increased traffic

- *It seems a shame that this campsite is not brought back into use after seeing that the new camping site at Broadford was turning people away last season.*
- *It is a popular sight as it is but requires upkeep to the paths. Would take a lot of resources to develop but without closing all entry points there is no potential for income.*
- *it is a beautiful and varied site that should remain in the community. The meadow is particularly beautiful and there is the remains of an orchard that is over 400 years old. The trees are so varied and fascinating, it supports a huge range of wildlife. The fungi particularly interest me, it is the most varied and interesting site to explore locally.*
- *The knotweed would be a financial liability if site is owned. 2. Camping/caravans would make it impossible to walk dogs (dogs would spoil it for holidaymakers and cars would be a threat to loose dogs). Many people walk their dogs here from outwith Balmacara.*
- *The amount of money needed to be spent on the campsite that should be spent on benefiting the community and local residents not tourist facilities. Flooding. Traffic going through the square, and using the single track roads. How would the junction on the a87 be able to handle larger vehicles and is there enough space for turning of the a87 if there is motorhomes waiting to get onto the a87. The noise from campsite and traffic needs to be considered. That's why we live in the square because it is safe, quiet and because everyone knows everyone, it is a community. Don't try to do too much at once.*
- *I believe the tunnel vision Skye and Lochalsh has regarding tourism is damaging to the area. Local families cannot afford to live here or find rental properties but more and more investment is thrown at tourism. Local people are constantly ignored in favour of people who show up for a few days at a time and damage our local environment and congest roads and areas where local people are trying to live and work.*
- *I feel there are enough camping facilities in the local area however there are no facilities for children/teenagers to do activities particularly if weather is bad. Also the area is very popular with dog walkers what provision would be made for them*
- *It is an excellent natural space on my doorstep and could be managed sympathetically to support the local community and visitors.*

What do visitors to Balmacara think?

22 people that filled out the survey are visitors to Balmacara, which is useful when we look at the tourism market, what visitors want and possible income streams for the Balmacara Campsite.

Extrapolating their answers from the overall results, we find that when asked **“which of the following do you think are needed in the Balmacara area?”** camping / campervan facilities is the top response with 81% (or 18) respondents ticking this option. The table below shows the top and bottom three responses:

|  |  |
|---|---|
| Camping / campervan facilities | Small workshop space (for local businesses to rent) |
| Public toilets | Self-build housing plots |
| Improved signage for walking routes / bike trails | Parking |

When visitors to the area were asked “if the following amenities were available at the Balmacara campsite, which ones would you use and how often?” the most popular response was camping / campervan facilities to which 19 people said they’d use it once or twice a year. Public toilets and improved signage for walking routes / bike trails were the next most ticked answer, followed by parking and outdoor event space.

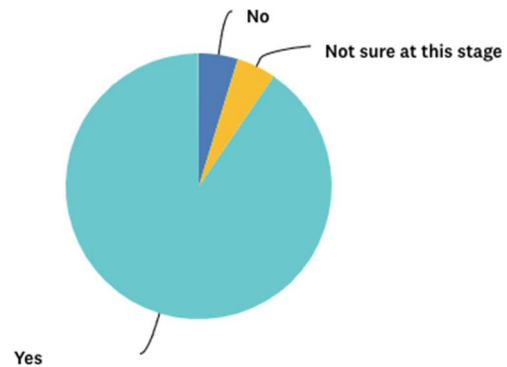
Three visitors left comments at this point in the survey:

- *As a visitor, any facilities for us would be welcome but I am sure that the need locally for affordable housing must be paramount*
- *As a motorhome owner, it would be wonderful to be able to visit here more often, perhaps as an aire, where we would be charged £10 per night and have the use of a wc and possibly the ability to dispose of grey/black waste.*
- *I would use facilities when visiting family. Born and brought up in Balmacara.*

Visitors also left comments to the question “if you currently visit the Balmacara Campsite regularly, what do you use it for?”:

- *When visiting family in Balmacara, we use the campsite to take our three young children out for walks and exploring. Having lived in Balmacara back in 1982 - 1990, the campsite encouraged people to the area and I am sure helped generate income across a number of businesses. One of my parents and sister live in the village of Balmacara and so it would be lovely for it to be restored, to an area that could once again be enjoyed by many.*
- *Exploring the local area and as a base for few days walking.*
- *I have wanted to but it hasn’t been open or I have been unsure about it’s status.*
- *Walks.*

A high percentage of visitors (19 out of the 21) said they would “in principle, support a potential community purchase of the Balmacara Campsite”, as illustrated in the chart:



Respondents were then asked, “If you are a visitor to the area, would you use the following if they were available at a campsite in Balmacara and for how long?”

| | |
|---------------------------|---|
| A camper van pitch | 11 people said they’d use it once or twice a year, 6 people said they’d use it less than 1 week a year, and 2 people said they’d use it between 2 weeks and 1 month per year. |
| A tent pitch | 7 people said they’d use it less than 1 week per year, and 1 person said they’d use it 1 – 2 weeks per year. |
| A glamping pod | 7 people said they’d use it less than 1 week per year, and 3 people said they’d use it 1 – 2 weeks per year. |
| A static caravan | 5 people said they’d use it less than 1 week per year, 2 people said they’d use it 1 – 2 weeks per year and 1 person said they’d use it 2 weeks – 1 month per year. |
| A caravan pitch | 4 people said they’d use it less than 1 week per year, 2 people said they’d use it 1 – 2 weeks per year and and 2 people said they’d use it 2 weeks – 1 month per year. |

Visitors left a few responses when asked if there was “anything else you'd like to add with regard to a potential community purchase of the Balmacara Campsite eg any historical reasons you feel it should or should not be bought by the community or that might affect development going forward (flooding/drains/power etc)?”

- *Ideal site for an Aire, one or two night maximum stopover for motorhome. No facilities required though waste disposal (chargeable) good idea. CamPra organisation can assist and advise you all the way with how to set up, they have helped many organisations/councils. Good luck.*
- *Anything that the community can do to bring in visitors is good. To ensure they return they need good facilities, friendly and helpful staff and value for money.*
- *Midges*

Appendix 2

Balmacara Campsite Early Stage Options

with decisions agreed by BCT 5-6-23

Introduction

There was a good response to the community survey, which gave a clear indication of the priorities for the local community. It also showed potential markets for some of the proposed uses for the site. 66% of the 173 respondents supported the community purchase of the site, with a further 20% not sure at this stage.

Below is an initial summary of the high level pros and cons of Balmacara Community Trust (BCT) purchasing the site, followed by the long list of options for potential inclusion in redevelopment plans. This document has supported initial decision making by BCT to help shape the design options to be taken to the next stage. Several of the options listed will be incorporated into site plan proposals and a phased approach is likely to be taken to the development, with some aspects being prioritised and others planned for future implementation if and when funding can be sourced, or partnerships developed.

BCT Purchase of site – early stage pros and cons

| PROS | CONS |
|---|--|
| Facilitates local empowerment, access and control of resources | BCT capacity – relatively new Board that are already working on a complex Hall project (some community want to see this completed first) |
| Potential to protect the wildlife and natural environment of the site | Financial viability needs to be carefully assessed and the community will need assurance that income streams can cover running costs. |
| Local recreational space could be preserved | Could be conflict around the use of the site – income generation vs community access |
| Gives community a say in what happens to the site – for example prevents a private purchaser closing access | Woodland management plan and assessment of trees could be required re safety |
| Positive social, environmental and health and wellbeing outcomes can be achieved | Ongoing management and maintenance responsibilities will sit with BCT |
| Potential for increasing housing availability locally | Significant capital grants could be required to fully redevelop the site |
| Support from local community, businesses and development trusts | |

Options for site redevelopment

These are listed in the order of importance indicated by the community survey results and marked with the priority given by BCT.

Public access / footpaths – Priority 1

A key point highlighted throughout the survey responses and comments was that local public access to the site for walking was vitally important and that any proposals should maintain this in some way. This would be improved by further signage, although interpretation boards were not seen as a priority.

| PROS | CONS |
|--|--|
| Maintains community access and engagement with the site | Potential conflict with business use |
| Positive community benefits | Could limit use/lease opportunities for campsite |
| Minimal costs for maintenance | Signage will require grant funding |
| Key rationale for community purchase of site | Health and safety and woodland management to be considered |
| Important for local people to maintain a connection with the site for continued support of BCT | Some ongoing maintenance costs with no related income stream |

BCT Decision – Public access needs to be maintained. Include in design options.

Public toilets - Priority 1

Almost 80% of the survey respondents (approximately 140 people) stated the need for local public toilets. These could potentially be developed in the existing building or a new build, either as a separate entity, or as an integral part of the campsite facilities.

| PROS | CONS |
|--|---|
| Improves community and visitor facilities on site | Will require capital grant funding and project management by BCT |
| Increases access and visitor experience | Management and maintenance responsibilities for BCT - requiring dedicated volunteers |
| Strongly supported by local community | Income (e.g. donations) unlikely to cover running costs fully |
| Could incorporate with campsite toilet provision and also include waste disposal | Potential conflict with business use if option to share facilities pursued - opening and cleaning management could be onerous |
| Basic infrastructure already present on site | Creation of separate toilet facilities for public and campsite may be unrealistic financially |
| Could be part of upgrading campsite facilities | |

BCT Decision – Include public toilets in the design options, in addition to any campsite toilets required.

Reinstate campsite infrastructure – Priority 1

The provision of campsite facilities to accommodate tents, campervans, motor homes and potentially glamping pods, is a high priority for the community and received a wide range of positive comments in the survey. The responses indicated a strong market in the summer season and potential partnership working with other local businesses.

The redevelopment of the campsite facilities could dovetail with public access to the site for walkers and also toilet provision, although this would need to be carefully managed.

| PROS | CONS |
|--|--|
| Addresses the increasing number of visitors and need for additional seasonal camping and motorhome space | Requires capital investment to reinstate the facilities |
| Improves visitor facilities and increases visitor spend in the area with other local businesses | Will increase traffic on single track road – visitor management to be considered |
| Could generate an income for BCT | Need to manage the business as voluntary Board or identify a suitable leasee |
| Has the potential to dovetail with community need for public toilets | Complex management of space between business and community facilities |
| High priority for the community and strongly supported locally | May need to manage litter and anti social behaviour (previous experiences of poor visitor behaviour highlighted) |
| A key rationale for purchasing the site | |
| Makes use of existing facilities e.g. waste water tanks and campsite infrastructure | |
| Incorporate chargeable waste disposal for campervans | |

BCT decision – BCT recognises the growing pressures of tourism and campervans on the area, and are aware of other local campsites turning away large numbers of people last year. They see the site as a good opportunity for BCT to address this and to potentially make an income to support other BCT projects like the Hall. Re-instate the campsite infrastructure, following the previous layout as appropriate. Include options for potentially leasing separate parts of the site to two local businesses for camping / motorhomes and high quality glamping.

Office space for campsite reception / BCT office - Priority 1

Although not part of the survey, it is likely that a small office will be required for the campsite, unless it is managed remotely. BCT would also like to have a small office space on the site, together with storage.

| PROS | CONS |
|--|--|
| Provides an onsite base for the campsite business | May not be required if business is leased and run from another local base. |
| Could potentially house BCT office also | May not be the most appropriate position for BCT – other options? |
| May make use of the existing building on site (requiring renovation) | Will require additional capital funding to be sourced |

| | |
|--|--|
| Could be integrated with the toilet and shower block, based in the existing building, so minimising additional costs | |
|--|--|

BCT decision – include option of including small office for BCT / campsite warden in the existing building, together with a public toilet and some storage.

Community Event Space – Priority 1

Provision of a space for the community to use within the site is a high priority. This could also provide facilities for a forest school if required. An open space with seating could also incorporate a community garden or children’s play area if demand was high in the future.

| PROS | CONS |
|---|---|
| Increased community access and engagement with the site | Will require parking facilities to ensure accessible access for all |
| Positive community health and well being benefits and arts and culture development | Would require some maintenance so ongoing income to be sourced |
| Opportunity to develop forest school within the space if a suitable operator was interested | Dedicated volunteer team required to manage and maintain site |
| Seating and options for garden space etc. could be included | Management requirement from BCT |
| Potential to book the space for small events / wedding etc. so generate a small income | |

BCT decision – retain the open space currently used for play, with minimal intervention at the early stage of project development, but retaining an option to add seating / basic roof structure in the future.

Affordable Housing – Priority 2

An area of the site may lend itself to a small housing project, if the local community is supportive.

| PROS | CONS |
|---|--|
| Some local people highlight that this would be beneficial - providing housing locally | Some community feel that there should not be further building on the site |
| Grants and management support available to communities delivering housing projects | High capital costs and management requirements |
| Potential to increase population and draw young people into the area to live and work | A large scale project for BCT to take on in addition to current responsibilities |
| Regular income from rent in the long term | Borrowing is likely to be required in addition to grants to finance the project |

BCT Decision - allow for space to accommodate a small number of affordable houses if BCT chooses to pursue in the future. The site close to the existing building is most appropriate for this and will provide carparking in the interim. Although parking was not prioritised, BCT recognises that some parking will need to be provided on the site.

House plots for sale – not a priority

Division of some of the site into housing plots for private sale.

| PROS | CONS |
|------|------|
|------|------|

| | |
|--|--|
| This option could increase housing opportunities locally, whilst being less demanding on BCT re project delivery and grant management. | Low support from the community |
| Potential to increase population and draw young people into the area to live and work | Community has less control over anything built on plots that are sold |
| Grants and management support available to communities delivering housing projects | SLF may not support the sale of house plots on land purchased using SLF grant |
| Potential to liaise with Communities Housing Trust re purchase of some of the site for affordable housing provision, as per 2002 plan. | May not fit current housing need profile or sale of land may be against SLF expectations re community use of the site. |
| | Single capital income on sale, as opposed to long term income from rental |

Small shop or kiosk - not a priority

This was proposed as part of a campsite development, but it does not have strong community support.

| PROS | CONS |
|---|---|
| Would provide basic provisions for campsite and local people | Limited support from community – minimal markets |
| Could be developed as part of campsite offer if a need identified at a later date | Potential competition with local shops highlighted – other shops e.g. local Spar shop at Reraig |

Workshop space - not a priority

There was little community interest in workshop space being incorporated into the redevelopment at this point in time.

Basic site maintenance requirements

Basic site maintenance will need to be considered if the site is purchased, with or without further development. This is likely to include:

- management of existing waste water tanks
- Japanese knotweed management
- woodland management plan
- fencing
- path upkeep and maintaining public access
- existing portacabins and storage units to be assessed and potentially removed.

Other suggestions raised in the survey comments:

- Electric car charge points – could be incorporated into the campsite redevelopment
- Covered space – could be incorporated into the community space as a simple ‘roof on legs’ structure to provide some shelter
- Children’s adventure play – rope swings / rope bridge / stepping stones – a potential additional project to be considered at a later date

- Make some paths fully accessible – could be part of a signage and path upgrade project
- Solar panels – incorporate on building as appropriate
- Enclosed dog park - to preserve the dog walking facilities whilst enabling other site use. Potential to bring in a small income, although high fencing cost outlay initially.

Summary Table of the long list options

| Option | Income generating? | Community support? | Benefits | Costs | BCT Priority |
|--|--------------------------------|--------------------|---|---|--------------|
| Public Toilets | Yes - donations | High | Improved facilities and increased use of site | Capital grants required. Management costs. | 1 |
| Campsite infrastructure | Yes – lease or business income | High | Basic infrastructure in place - will generate an income | Capital – will need grants | 1 |
| Campsite Reception and toilets | As part of above essential | High | Required for income generation | Capital – will need grants | 1 |
| Community event space / forest school facilities | No / minimal | High | Social activity / health and well being. Includes provision for forest school | Minimal – if space available out with campsite area | 1 |
| Improved signage / walking trails | No | High | Health and well being / improved access | Minimal – grants to be sourced | 1 |
| Affordable housing | Yes, long term | Medium | Increased housing for local people, increased population | High levels of capital grants / partnership working | 2 |
| Workshops to rent | Yes | Low | Economic opportunities | Capital – need grants to develop | |
| Shop / kiosk | Yes | Low | Could compete with local provision | Capital and staff requirements | |
| Signage / Interpretation | No | Low | | Capital - grants | |
| Parking | No / potential | Low | Increase use by visitors | | |
| House plots | Yes | Low | Provides housing opportunity | Minimal - if can be sold | |

BCT decisions from long list of options

Focus on with Priority 1 Options from the table above initially and consider priority 2 Options for a later phase of the project. Do not pursue the other options at this point in time. The design options will therefore focus on:

- Maintaining community and public access to the woodland walks
- Provision of public toilets
- Redevelopment of the campsite infrastructure, allowing for lease of some areas to partners as appropriate
- Provision of BCT / campsite office and storage
- Inclusion of a flexible low impact community events space.

A later project phase may put a small number of affordable houses in place adjacent to the existing building, if demand is strong and grant funding is sourced.

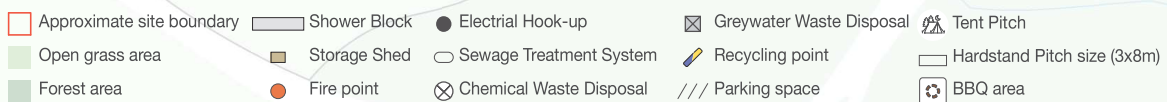
BALMACARA CAMPSITE **REDEVELOPMENT PLAN**



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SITE PLAN



AMENITY BUILDING

We propose to install a 15.4m by 3.6m shower block manufactured by Arkem Leisure. This unit would house 3 showers, 5 toilets and 6 sinks per side to meet license requirements to accommodate 50 pitches and would be positioned where the current comfort unit is located.

The unit would be clad in timber to better integrate with its surroundings and have an accessible deck, housing an external sinks and wash up area for guests. A storage space would be incorporated to accommodate 2 x 500l hot water tanks and house cleaning supplies.

A small office space will be incorporated at one end of the unit to serve as the campsite reception area.

Showers and sinks would be supplied with 'low flow' faucets to minimise water consumption and the unit would have led lighting throughout. Depending on shading conditions this unit could also be supplied with solar PV and solar thermal.



Arkem Leisure Unit

ELECTRIC

The amenity building will be connected to the current 3-phase output terminal located behind the forestry commission comfort unit.

From here, 2 armoured cables will be laid extending approximately 50m NE on either side of the current parking area. The main fuse boxes will be housed in the storage room of the amenity building.

These cables will serve 8 x CPES Europa bollards with 2 EHU connections per bollard and integrated LED lighting. This will provide a total of 16 EHU connection points.



EHU Pedestal

WASTEWATER AND REFUSE

A Premier Tech Ecoflo wastewater treatment plant will be installed at a minimum distance of 15m from the amenity building. This unit will be sized to accommodate 50 pitches and is specifically designed to handle the seasonal occupancy fluctuations of a campsite. The treated effluent will be safe to discharge into the nearby watercourse.

A drive over wastewater disposal point for grey waste will be located in front of the amenity building. This will be connected to the primary sewage treatment system.

A chemical waste disposal point with built in flush will be installed to the south of the amenity building. Pending investigation this could potentially be connected to the existing comfort unit collection tank, as this will require regular uplift and cannot be connected to the main sewerage system.

A clearly marked rubbish disposal and recycling area will be located adjacent to the chemical waste disposal point.



Ecoflo



Chemical waste disposal



Recycling Point

HARDSTAND PITCHES

A total of 16 hardstand pitches will be created during phase 1 of construction. These will measure 3m by 8m.

These will be constructed by removing a layer of top soil, adding a weed proof membrane and laying approximately 3 Tonnes of type 2 gravel per pitch.

A distance of 5m will separate pitches in accordance with site license requirements. These areas will be laid with turf or artificial grass.

Electric pedestals will be positioned between each pitch.

PARKING

An area of 5m by 75m will be surfaced with gravel along the length of the Tent area access road. This will be divided into 3m by 5m parking spaces to provide sufficient parking for 25 vehicles, serving 25 grass tent pitches. This will ensure vehicles are kept off the grass and the space available is used as efficiently as possible, whilst still within easy access to the tent camping area.



STEEL STORAGE SHED

A steel storage shed measuring 4m by 3m with concrete base will be constructed to house a ride on lawn mower, grounds maintenance equipment and surplus cleaning supplies.

GROUNDINGS

- Access roads will be resurfaced using gravel or tarmacked where required.
- Rutted walkways will be resurfaced with tree bark.
- Solar lighting pedestals will be installed along access roads.
- Feature tree up lighting will also be incorporated throughout the site.
- Dog-waste disposal points and bag dispensers will be available site wide.

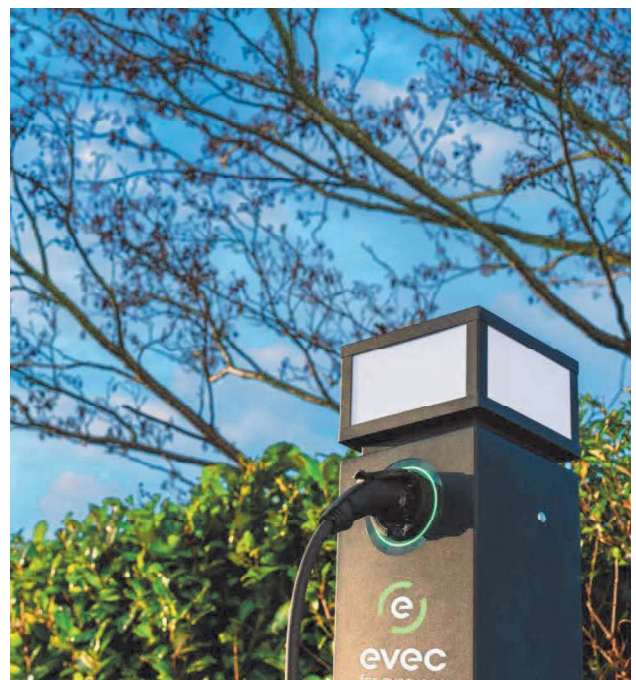
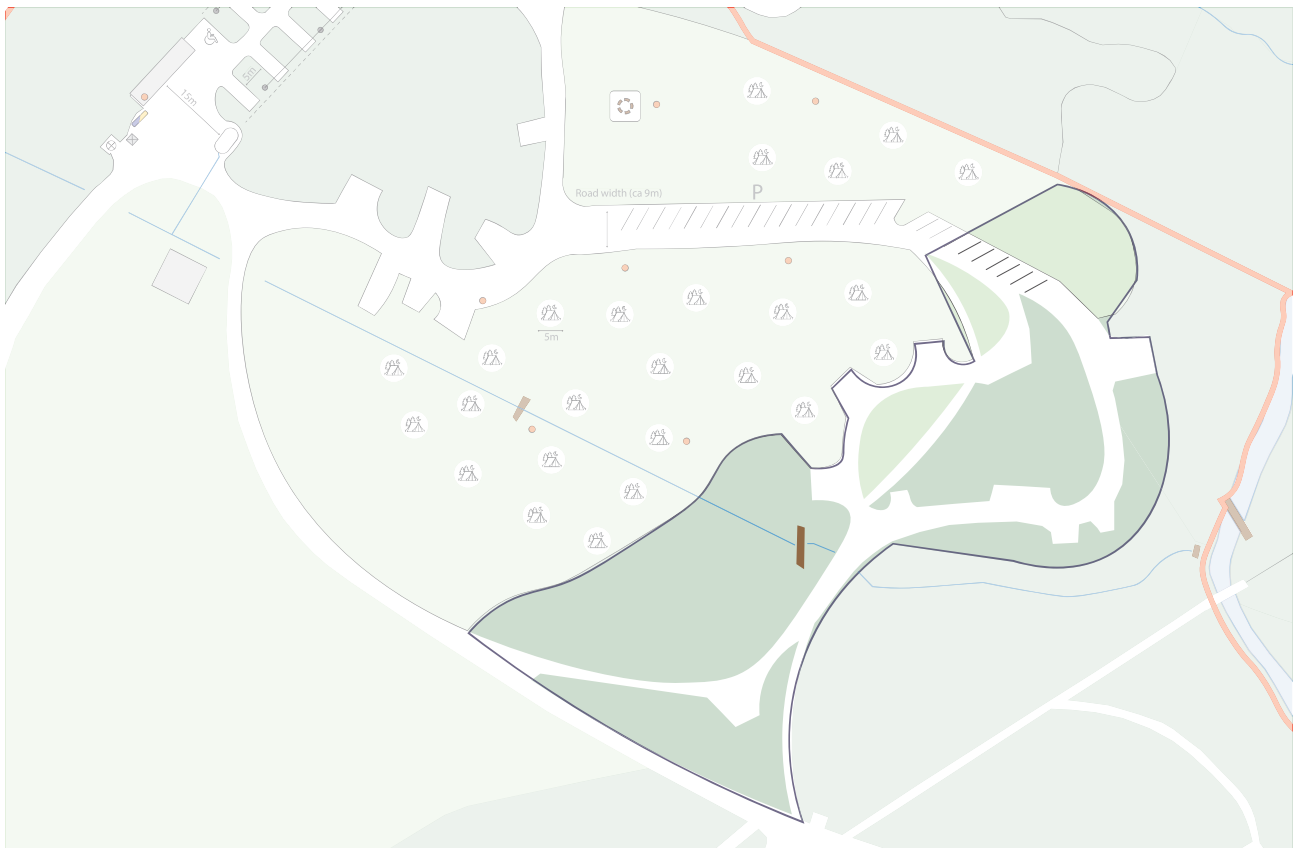
FIRE POINTS

Clearly marked fire points housing manual alarms and fire extinguishers will be located at 30m radiuses throughout the site in accordance with the caravan site act.



PHASE 2

- An additional 10 hardstand non electric pitches will be constructed in this area.
- Widening of the existing pathway to provide better vehicle access.
- Construction of children's woodland play area.
- Installation of electric vehicle charging points.



PROJECTED DEVELOPMENT COST BREAKDOWN

| | | |
|--|----------|----------------|
| Arkem leisure 15.4m Amenity Unit | £ | 81 354 |
| Delivery and Installation | £ | 10 000 |
| CPES Europa power bollard x 8 | £ | 7 100 |
| Premier Tech Aqua Ecoflo waste water treatment plant (incl. Installation and additional collection tank) | £ | 60 000 |
| Elsan Disposal Point | £ | 896 |
| Steel Storage Shed incl. construction | £ | 8 000 |
| Fire point kits x10 | £ | 2 230 |
| Solar powered lighting pedestals x10 | £ | 2 000 |
| Communal BBQ area | £ | 2 500 |
| New double wide access gate | £ | 365 |
| Pedestrian Bridge | £ | 450 |
| Street sign posts | £ | 1 600 |
| Touring Caravan (warden accommodation) | £ | 15 000 |
| Ground Work | | |
| Approx. 100 tonnes type 2 gravel | £ | 10 000 |
| Anti growth plastic membrane 16 x 14m roll | £ | 240 |
| Top soil 680m ² | £ | 1 468 |
| Contractors | | |
| [REDACTED] | £ | 30 000 |
| Pitch + parking area clearance and construction | | |
| Laying of approx. 100 tonnes gravel | | |
| Laying turf between pitches | | |
| Concrete base construction for amenity building and shed | | |
| Installation of solar lighting pedestals | | |
| Resurfacing roads and paths where required | | |
| Chemical disposal point installation | | |
| [REDACTED] | £ | 20 000 |
| Laying 2 armoured cables of approx. 50m | | |
| Installation of 8 CPES power pedestals | | |
| Installation of fuse boxes and EICR testing | | |
| Contingency | £ | 40 000 |
| Total | £ | 293 203 |

PLANNING APPLICATION AND CARAVAN SITE LICENSE

Our planning application will be submitted on our behalf by Glampitect Ltd. This is a specialist architectural firm who focus on camping and glamping site applications and have a sound understanding of the specific requirements and restrictions involved for caravan sites.



We have worked with this company in the past and they have a strong record of application approvals in this sector across the Highlands and beyond.

Following planning approval an application will be made to licensing. The caravan site license can be issued prior to project completion on the condition of a site inspection and fire safety survey being undertaken upon building completion. We anticipate a seasonal license for 40-50 pitches.

OPERATIONS

WEBSITE AND BOOKING SYSTEM

Site bookings will be generated through reraigcamping.com. Our well-established online platform will incorporate a new landing page highlighting the key features of the Balmacara campsite, including media, site map and arrival information.

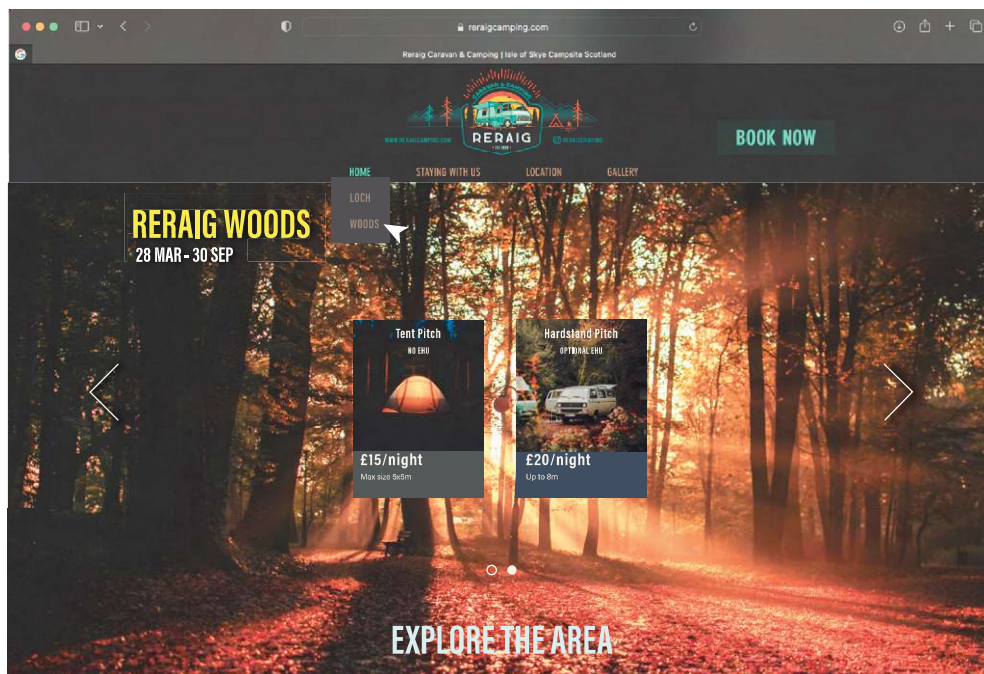
Our booking management system will then offer two additional types of bookable pitches:

- Hardstand electric – forest pitch
- Grass non electric - forest pitch

Website traffic will be driven towards these new pitch types as soon as they are made available.

When this type of pitch is booked guests will receive an automated site-specific email confirmation with directions to the Balmacara campsite and relevant arrival and contact information.

The site will additionally be clearly signposted in both directions of travel from the A87.



DAILY OPERATIONS

Two full time staff will be required to manage the daily operations of the campsite. These duties will include:

Daily cleaning and maintenance of amenity block facilities

Daily inspections and maintenance of site grounds

Monitoring of the booking system and answering telephone enquiries

Manning of campsite reception to check-in guests between 2pm – 7pm

On call 24/7 in the event of an onsite emergency

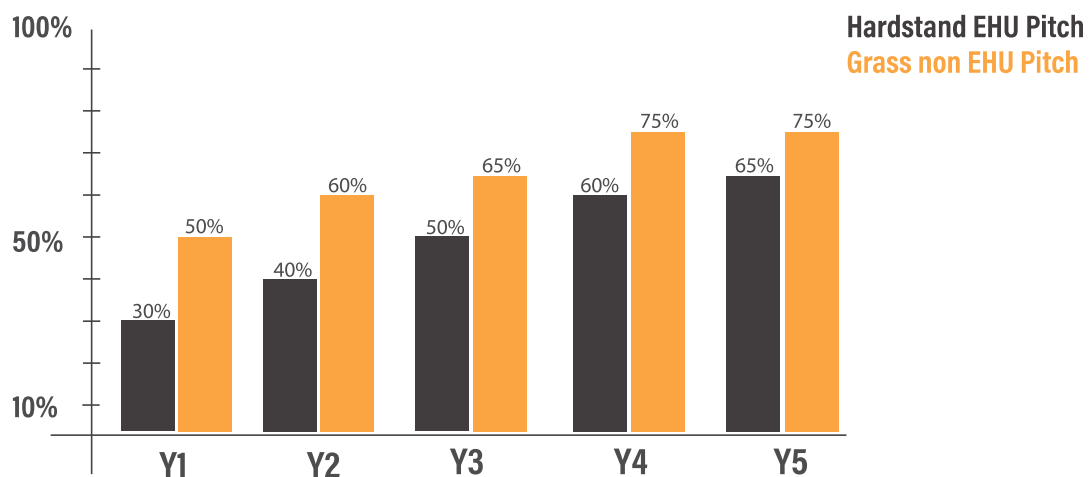
OPERATIONAL COSTS PROJECTION

Operational Costs

| | | |
|--|----------|---------------|
| Staff Wages | £ | 25 000 |
| Electricity (based on expected consumption of 50 000 kWh/season) | £ | 15 000 |
| Water | £ | 1 200 |
| Refuse Uplift | £ | 1 500 |
| Chemical Waste Uplift | £ | 2 000 |
| Insurance | £ | 1 000 |
| Fuel, Cleaning and maintenance supplies | £ | 1 200 |
| Phone/Internet | £ | 100 |
| Miscellaneous | £ | 500 |
| Business rates (assume small business relief applied) | £ | 0 |
| Total | £ | 47 500 |

OCCUPANCY PROJECTION

Based on 16 Hardstand and 25 Grass Pitches



PROFIT AND LOSS FORECAST

Based on current pricing strategy

- 16 Hardstand + EHU + 2 persons - £33/night
- 25 grass Non-Electric + 1 person - £15/night

| Account | YEAR 1 | Y2 | Y3 | Y4 | YEAR 5 |
|-------------------------------|------------------|-----------------|----------------|-----------------|-----------------|
| Income | | | | | |
| Hardstand | £ 28987 | £ 38650 | £ 48312 | £ 57975 | £ 62806 |
| Grass | £ 34313 | £ 41175 | £ 44606 | £ 51469 | £ 51469 |
| Tot | £ 63300 | £ 79825 | £ 92918 | £ 109444 | £ 114275 |
| Operating Cost | £ 47500 | £ 47500 | £ 47500 | £ 47500 | £ 47500 |
| Lease (example figure) | £ 10000 | £ 10000 | £ 10000 | £ 10000 | £ 10000 |
| Loan (£300k at 8%) | £ 27792 | £ 27792 | £ 27792 | £ 27792 | £ 27792 |
| Net | £ (21992) | £ (5467) | £ 7626 | £ 24152 | £ 28983 |

KEY FINDINGS

DEVELOPMENT BUDGET

This report has identified that the outlined 'phase 1' development plan should be achievable with a total project budget of approximately £300,000 including a contingency. Once occupancy of hardstand pitches has achieved 90% across the season we would propose to move into 'phase 2' and develop the remaining hardstand pitches and associated access roads. We believe this phased approach will significantly reduce operational risk and allow sufficient time for the site to establish itself and demand to build.

OCCUPANCY PROJECTION / LEASE TERMS

Our occupancy projection and profit forecast has indicated that the site will likely be operating on a tight margin for the first few years until demand has built to a sufficient level. The projection accounts for both current interest on the outlined project budget and an example leasehold obligation.

We believe that while demand for tent pitches will be strong, a cautious approach is necessary regarding hardstand occupancy. Demand is likely to build as the site becomes established in its own right over the course of several years.

We would therefore recommend a discounted lease figure for the first few years of operation would likely be appropriate to allow demand to grow and provide a sufficient operational safety margin.

Lease reviews can be conducted on a five year basis to assess site performance and ensure an appropriate figure is calculated in line with the industry standard.

With the aforementioned in place we would consider this to be a highly feasible project when following a phased development approach, and believe the site could be a great asset to the local area and community.



Scale Bar: 0 10 20 30 40 50 60 meters

Notes / Key

- Approximate site boundary
- Open grass area
- Forest area
- Shower Block
- Storage Shed
- Fire point
- Electrical Hook-up
- Sewage Treatment System
- Chemical Waste Disposal
- Greywater Waste Disposal
- Recycling point
- Parking space
- Tent Pitch
- Hardstand Pitch size (3x8m)
- BBQ area

Health & Safety Notes

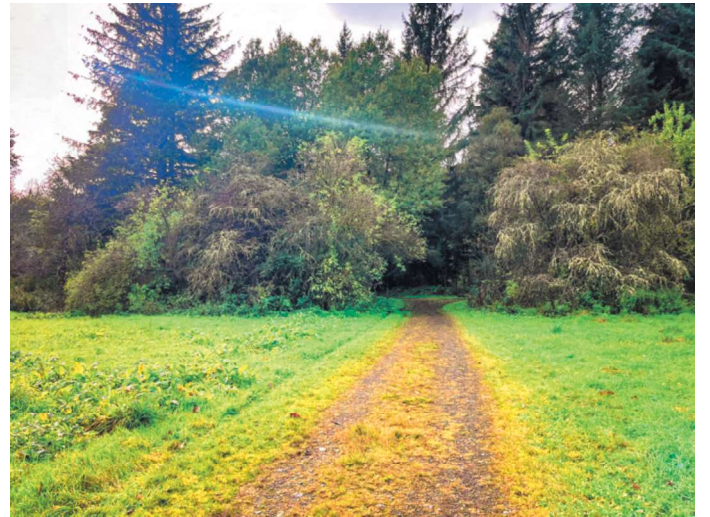
Do not scale from this drawing. All existing dimensions to be checked on site prior to commencement of works or manufacturing of components. Any discrepancies to be brought to the attention of the architect - in situ, ask.

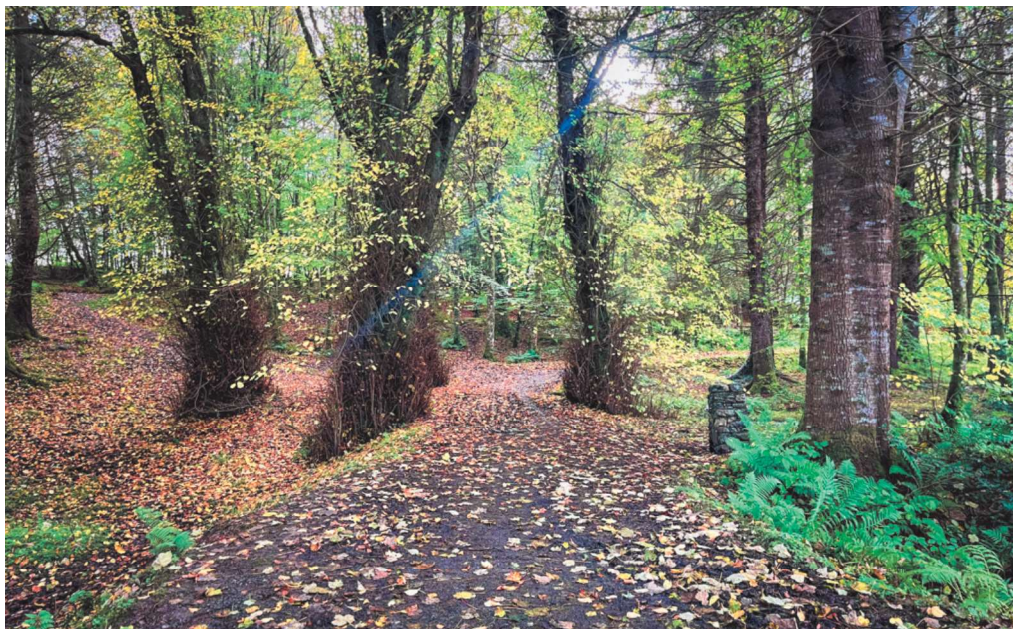
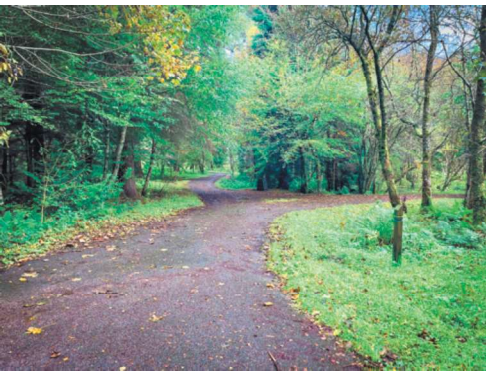
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| RevID | Description | Date | Drawn | Checked |
|-------|----------------|------|-------|---------|
| | Project Status | | | |
| | Feasibility | | | |

Client: Balmacara Community Trust
 Project Name: Balmacara Camp Site
 Drawing Title: Proposed Site Plan - Phase 1
 Drawn By: Scale at A2: 1:1000 Project No: 04628 Drawing Number_Rev







Scale Bar: 0 10 20 30 40 50 60 meters

Notes / Key

- Approximate site boundary
- Open grass area
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- Storage Shed
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- Sewage Treatment System
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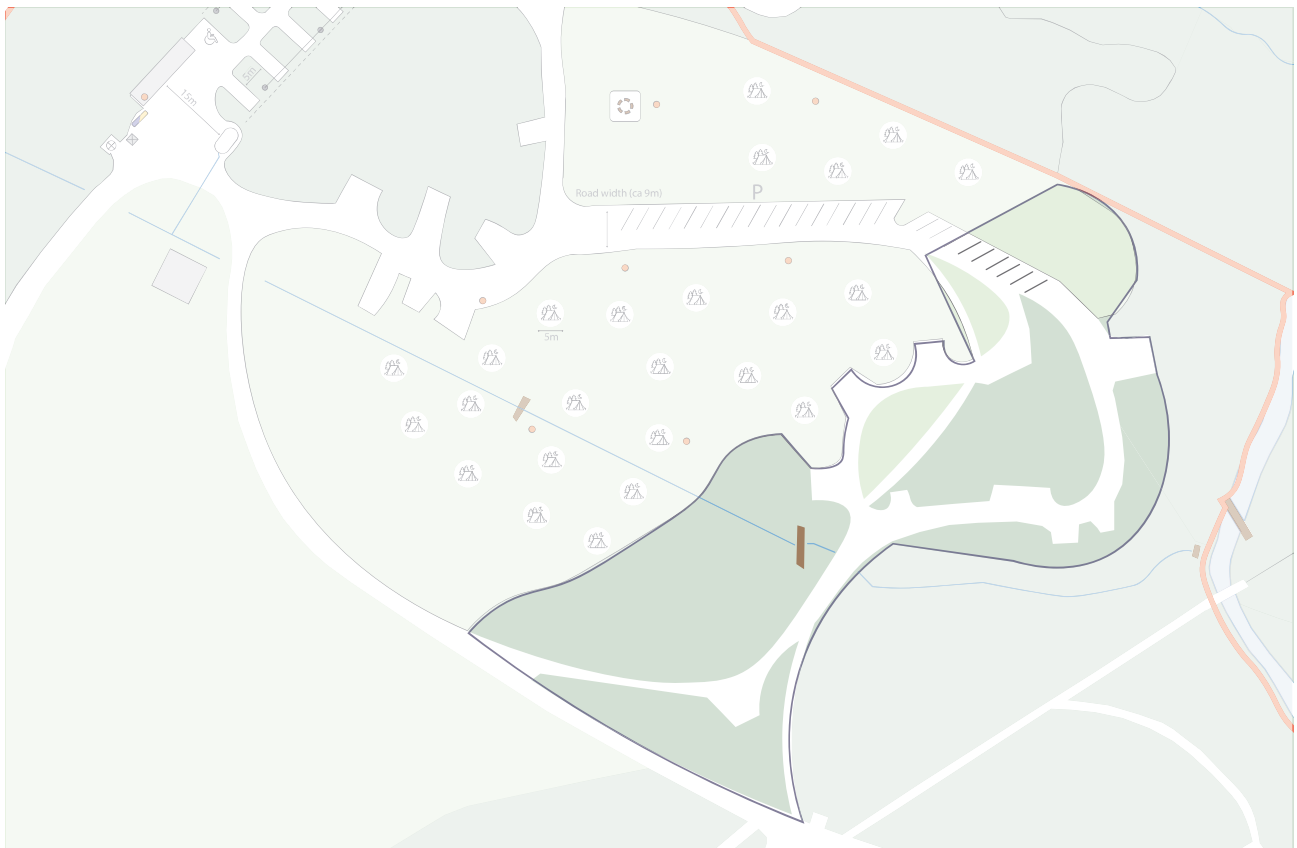
| RevID | Description | Date | Drawn | Checked |
|-------|----------------|------|-------|---------|
| | Project Status | | | |
| | Feasibility | | | |

Client: Balmacara Community Trust
 Project Name: Balmacara Camp Site
 Drawing Title: Proposed Site Plan - Phase 1
 Drawn By: [] Scale at A2: 1:1000 Project No.: 04628 Drawing Number_Rev: []



PHASE 2

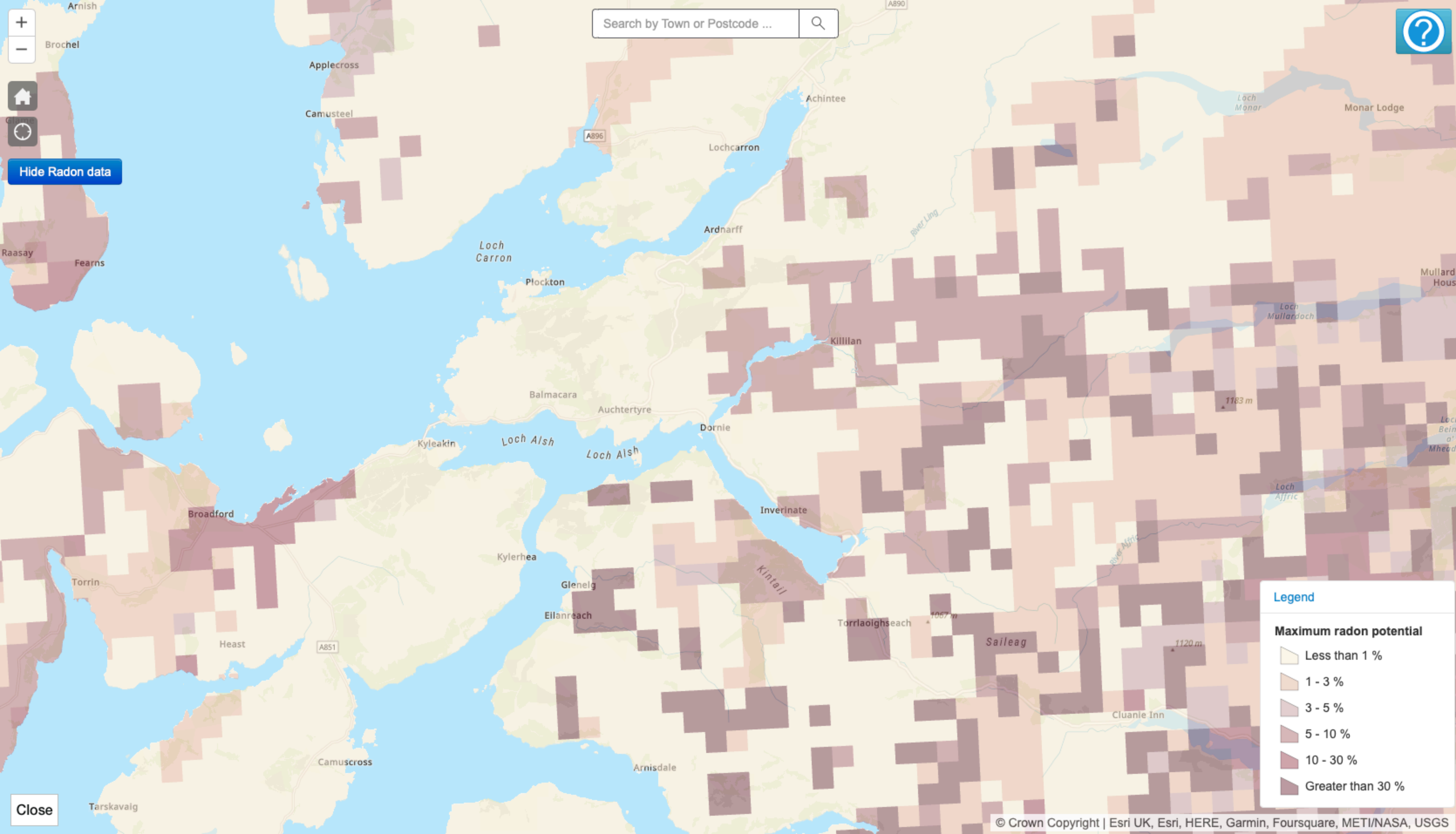
- An additional 10 hardstand non electric pitches will be constructed in this area.
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Search by Town or Postcode ...



Hide Radon data

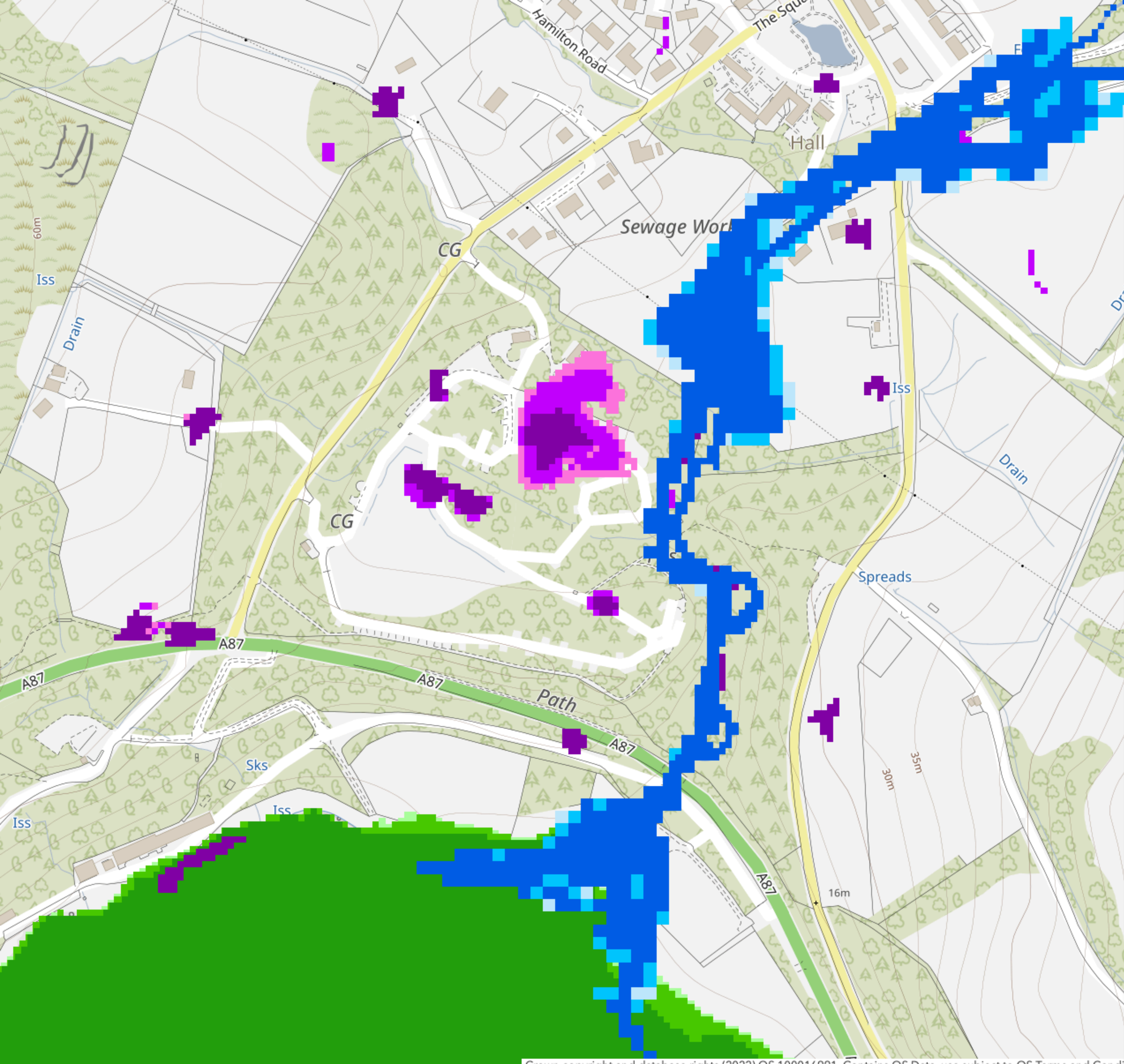


Legend

Maximum radon potential

- Less than 1 %
- 1 - 3 %
- 3 - 5 %
- 5 - 10 %
- 10 - 30 %
- Greater than 30 %

Close



Flood Map Data

Layer List

Layers

- Flood Maps
 - River Flooding
 - High Likelihood
 - Medium Likelihood
 - Low Likelihood
 - Surface Water Flooding
 - High Likelihood
 - Medium Likelihood
 - Low Likelihood
 - Coastal Flooding
 - High Likelihood
 - Medium Likelihood
 - Low Likelihood

Legend

Flood Maps

River Flooding

- High Likelihood
 - Each year this area has a 10% chance of flooding.
- Medium Likelihood
 - Each year this area has a 0.5% chance of flooding.
- Low Likelihood
 - Each year this area has a 0.1% chance of flooding.

Surface Water Flooding

- High Likelihood
 - Each year this area has a 10% chance of flooding.
- Medium Likelihood
 - Each year this area has a 0.5% chance of flooding.
- Low Likelihood
 - Each year this area has a 0.1% chance of flooding.

Risk Section B1: Existing Site + Utilities

| Input by: Chris Morgan | | DATE: 07.03.23 | | | | | | | | |
|------------------------|--------------------|--|--|-----------------|--------------|-----------------------------------|--|---------------|--------------------|--------------------|
| Ref | Subject | Example Prompts | Hazard Description | Persons at Risk | Current Risk | Actions Required/ Risk Mitigation | Ownership (JGA Unless noted) | Residual Risk | Ongoing Management | |
| 1 | Information | Past Site History | Developed by the Forestry Commission in 1970s/80s? Nothing before??? TBC | | 1 | TBC | | o | | |
| | | Conservation area | No | | 1 | | | o | | |
| | | Ownership / Wayleaves / Rights of Access | Mix of private property, existing public rights of way and potential community-run operation. | | | 2 | Rights of access / privacy / liability may become something that needs careful handling | | o | |
| | | Local Plan Status | TBC | | | o | | | o | |
| | | Previous Planning Applications | TBC | | | o | | | o | |
| 2 | Site | Nearby / adjacent land use / functions that increase risks or vulnerability, (eg school, factory) (emissions), railway or aeroplane noise, vibration | No obvious risks from adjacent land. | | 1 | | | o | | |
| | | Topographical risks (eg nearby slopes could cause additional flood risk) nearby ground conditions | Hilly area, land to other side of burn is steeper, some fallen trees etc. but nothing problematic. | | | 1 | | | o | |
| | | Transport issues outwith site eg busy roads, bottlenecks, cul-de-sacs, pedestrian access, adjacent public right of way in rural areas | Pedestrians use adjacent road which is 60mph, increased traffic from any potential development, but nothing untoward. | | | 1 | If the site becomes developed with a significant campsite facility and affordable housing, may need review with roads and suggest adjacent road has speed restriction? (Currently 60mph) | | o | Covered in the CPP |
| | | Overhanging structures or trees, nearby overhead cables | TBC - for site visit | | | o | | | o | |
| 3 | Boundaries | Type and condition | TBC - for site visit | | | o | | o | | |
| 4 | Site security | Existing risks, eg incomplete boundaries, likelihood of unwelcome ingress | Unlikely to be an issue unless for insurance purposes? | | | 1 | | Contractor | o | Covered in the CPP |
| | | Existing lighting / street lighting | TBC - for site visit | | | o | | | o | |
| 5 | Site Overall | Existing Use | Derelict campsite + private house + recreational area mixed with forestry. | | | 1 | Existing use fairly closely aligned with likely proposals. So far no obvious issues. | | o | |
| | | Topography - slope and undulation, cut and fill | See flood risk | | | 1 | | | o | |
| | | Exposure | Not an exposed site but some trees appear more susceptible to windblow. Likely to be a forestry management issue only. | | | 1 | Forestry management plan will be required. | | o | |
| | | Watercourses | One burn and several small burns cross site. Main burn is shown on SEPA map as a flood risk. | | | 2 | Flood risk is indicated but likelihood of real risks to people is low - relatively easily managed but a management plan in times of flooding will be needed eg to protect / prevent access to bridges etc. | | o | |
| | | Flood risk | River and Surface Water flood risk identified on SEPA Map. River noted above. Several surface water risk areas identified on SEPA map, some of which are in the heart of the recreational area. | | | 2 | TBC but presume some drainage of flood risk areas to burn might be sensible to optimise use of recreational areas. | | o | |
| | | Ecology - areas requiring special protection, including protected species | No designations or protection areas that we are aware of. Trees are mature, but no TPOS. | | | 1 | | | o | |
| | | Archeology? | TBC | | | o | | | o | |
| | | Existing materials on site | No loose materials apart for standing timber and existing building / road material etc. | | | 1 | | | o | |
| Ground Conditions | | Demolition of residual structures | TBC but unlikely to consider demolition. Removal of some unused cabins etc may be needed (also to Urea storage tank) | | | 1 | TBC | | o | |
| | | Mineworkings underlying | TBC | | | o | | | o | |
| | | Structural / bearing information for foundation design | Will be undertaken as part of any new building design. No obvious issues. | | | 1 | | | o | |
| | | Surface Water Permeability | See flood risk. | | | 2 | | | o | |
| | | Ground contamination | TBC - linked to historical use? | | | o | | | o | |
| | | Radon | Not shown on Radon Map. | | | 1 | | | o | |
| 7 | Access | Transport Assessment Required? | Very unlikely, part of Planning process if needed | | | 1 | | | o | |
| | | Need to maintain access to certain areas / adjacent buildings etc. | Pedestrian access will need to be maintained to most of the site. Private access retained to existing private house. | | | 2 | Access Plan including restricted areas / maintained access etc will be needed as part of any development works | | 1 | |
| | | Site Entry Point - Contractors deemed to have inspected, narrow, particular traffic issues, visibility, protection of pedestrians crossing, need for banksman, wheel washing | TBC after site visits but apparently no issues. | | | 1 | | | o | |
| | | Emergency Vehicle Access to all areas | Should be fine - 3 paramedics in the village apparently! | | | 1 | | | o | |
| | | Site movement / separation / turning / deliveries | 2 existing entranceways to site, existing 1-way system and fairly extensive roadways, unlikely to be an issue. | | | 1 | | | o | |
| | | Parking - on and off site | Plenty of space, any development work could certainly contain all worker parking off-road. | | | 1 | | | o | |
| 8 | Existing utilities | Identify service location, depths, capacity, connection points. Contact made with Supplier? | A more formal exercise would be undertaken as part of Stage 3 | | | 2 | | | o | |
| | | Foul System (Sewerage) | Discussed with MS. Poor / unknown condition of both black waste disposal and underground sewerage. | | | 2 | Investigations of both systems will be required. | | o | |
| | | Surface Water | Some areas of flood risk / boggy / standing water identified. | | | 2 | Relatively easily solved and some areas are in prime parts of the site so additional drainage probably worthwhile | | o | |
| | | Water Supply (capacity, pressure) | Existing water supply appears good to standpipes. Source and overall condition / quality etc unknown though | | | 2 | Capacity and condition of system to be tested. | | o | |
| | | Electricity (above / below ground) | Several existing points of electrical services - private house, Forestry office, entrance hut (now removed) and pop-ups in many locations around the site. Apparently electrical systems as never adopted by electrical company. | | | 2 | Capacity and adequacy of system needs to be evaluated. 3-phase identified if present. | | o | |

| Input by: Chris Morgan | | DATE: 07.03.23 | | | | | | | |
|------------------------|----------------------|---|--|-----------------|--------------|-----------------------------------|------------------------------|---------------|--------------------|
| Ref | Subject | Example Prompts | Hazard Description | Persons at Risk | Current Risk | Actions Required/ Risk Mitigation | Ownership (JGA Unless noted) | Residual Risk | Ongoing Management |
| | | Mains Gas / Alternatives | Not on site | | 1 | | | o | |
| | | Telecoms | New mast has been erected for 3g / 4g and wifi available via telecom on adjacent road so should be fine. | | 1 | | | o | |
| | | TV / Satellite / Cable | TBC | | o | | | o | |
| | | Others | | | o | | | o | |
| | | | | | | | | | |
| 9 | Services | Fire Scotland | TBC | | o | | | o | |
| | | Police Scotland | TBC | | o | | | o | |
| | | Refuse Collection | Existing delivery to private house via adjacent road. No issues foreseen | | 1 | | | o | |
| | | | | | | | | | |
| 10 | Contractors compound | Identify potential site / access | Plenty of potential spaces, won't be an issue. | | 1 | | | o | |
| | | Allow for delivery and storage of materials | As above | | 1 | | | o | |
| | | | | | o | | | o | |
| | | | | | o | | | o | |
| | | | | | o | | | o | |
| | | | | | o | | | o | |