



BARNSOUL HOLIDAY PARK
SHAWHEAD

IRONGRAY COMMUNITY COUNCIL



UPDATE

Representatives from Ryden, Ilex Project Management and Landal attended the Irongray Community Council meeting on Wednesday 9th March 2022. It was not possible to make any formal on screen presentation and the meeting held was an open public forum.

We initially intended to set out and agree an informal consultation strategy and present some initial plans, designs and images.

Much of the discussion at the Public Meeting focused on a range of wider issues not the specific elements that are currently subject to formal planning processes.

We understand that there have been local incidents that have arisen due to the access and delivery of replacement static units on site and that feedback was very important to hear.

At this time the focus is simply on those items that are subject to the legislative planning process which are summarised in the following pages.

- Replacement of existing static caravans (and a Certificate of Lawfulness to establish precise numbers)
- New Central Facilities
- Upgrade of existing central facilities as an interim arrangement.

Explaining that was the intended focus of the initial meeting – to establish contact and start the consultation process but we understand that the recent events associated with delivery of the units has caused local inconvenience and wider concern over reported future unit numbers.

A further x 2 Torp units are due for delivery on Wednesday 27th April 2022.

If there are any issues raised or you wish to confirm precise routing or timings then please contact Paul Brazewell on [M] 07771 867 945.

Further deliveries can also be confirmed.



Formal Public Consultation will be required should any future development be classed as 'Major' under planning legislation.

This would include a public exhibition but at this time the focus is simply on replacing the static unit stock on site and thereafter changing the current touring caravan and motorhome pitches to static units also.

Beyond that any future potential development will require a number of technical and environmental considerations to be assessed including:

- Baseline traffic surveys to assess the impact and difference of existing and proposed traffic movements. This will take account of all pitches becoming static as opposed to touring caravans and motor homes.
- Baseline tree surveys to establish quality and sensitivity of different areas of woodland and individual trees.
- Flood Risk and drainage including SUDS and surface water management. This will include water quality, water pressure, surface water and foul drainage.
- Ecology and biodiversity including Phase 1 Habitat Surveys (which would include assessment of potential presence of amongst many others - Barn Owls, Bats, Badgers and Red Squirrels).
- Archaeology Stage 1 Assessment to record features of significance and interest, specific designations.
- Air quality/ Noise / Lighting – to be confirmed.
- Landscape and Visual Impact.
- Economic Impact associated with construction and operation including direct and indirect multipliers to the local community.



Belvedere Leisure Resorts PLC are the developer for the Barnsoul site.

Landal Green Parks will be the site operator. Landal is a market leading experienced operator across the UK and Europe. We understand that Landal has previously intimated that the site could accommodate a significant number of units which is based on their experience of other sites across the UK based on the total (wider) site area and ownership. The final number of units at Barnsoul will be dictated by the capacity of the local environment and landscape taking account of the issues set out in the previous page.

We are also aware of specific issues associated with the physical delivery of replacement caravan stock to the site so it is important that we establish regular channels of communication and feedback over the coming weeks and months to ensure that things are better managed.

Existing static caravans and chalets on the core part of the site are being completely replaced with two new modern designs. Nine of the 'Torp' style units have already been delivered to site.

We appreciate there has been local disruption and delivery has not been well communicated but ultimately this will be for a finite period and the site operation will revert to more normal circumstances thereafter.

The contractor and manufacturer is responsible for delivery of the units to site. We have therefore not had oversight or control of all the issues raised in delivery, so much of the feedback from the meeting held was important for us and has been raised direct with the manufacturer's agent and transportation/logistics company.

The following pages summarise the key current proposals and specific applications that have been submitted to Dumfries and Galloway Council.



REPLACEMENT AND
UPGRADING OF
EXISTING PRODUCT



Existing central facilities



PREVIOUS OPERATIONS



REPLACEMENT OF EXISTING UNITS

The replacement statics are defined under legislation as caravans. They are simply a new, improved and updated design.

As part of the ongoing replacement and upgrading of statics on site, nine units have been installed. A total of 40 are planned so confirmation of unit numbers with Dumfries and Galloway Council is therefore important.



CERTIFICATE OF LAWFULNESS

An application for a Certificate of Lawfulness to establish the area covered by previous planning permissions for static lodges has been submitted. There is planning history for 33 static units, clear indication on site of the siting of 38 units previously, and potentially a further planning permission for an additional 13 static units – although the boundary plan for that is not verified at this stage.

We have therefore sought clarification from Dumfries and Galloway Council on the subject area and number of static units.

NEW CENTRAL LEISURE FACILITIES

In addition, a planning application for new central facilities in a completely new structure has been submitted. That will be developed in Phases. The design of this is future proofed to accommodate all facilities should the park be extended by replacing touring pitches with additional statics in the future.



UPGRADE OF EXISTING CENTRAL FACILITIES (FOR A TEMPORARY PERIOD)

A separate application has been submitted for an upgrade of the current central facility building. This is to enable continued operation of the site in the short term.

CONVERSION FROM TOURING STANCES TO STATICS

A second Phase of development will then be considered. This initially will seek to utilise the part of the site previously occupied and licenced for touring caravans and tent pitches.

The proposal will be to replace all touring pitches with static units. This will negate the need for mobile homes and caravans to be transported to the site. Numbers for that second phase are not yet known but will be based on what can be reasonably accommodated on those areas licenced for such use already. A formal planning application and supporting studies will be required for this.



Any future phases of development will be subject to formal legislative process and through regular dialogue with the community we can keep you updated on the step by step plans.

The immediate focus and priority for the investor and operator is to replace and renew existing stock. They are investing significant sums into the site and this will improve the quality of offer, remove touring caravans and mobile homes from the site and will completely upgrade facilities.

We will then look at the potential for converting touring pitches to statics – and go through planning and licensing processes for that.

Beyond that requires much more detailed consideration and discussion.

