

MARINA BAY HOLIDAY PARK, SOUTH ROAD, PETERHEAD

(Formerly Lido Caravan Park)

PROPOSED EXTENSION TO HOLIDAY PARK.

Extension of Site to Provide space for additional Camping / Caravans.

SUPPORTING STATEMENT

PROPOSAL

To increase the size of the Holiday park to allow additional capacity. It is intended that 9 pitches be made for tourer and static vans with additional grassed space for camping. Initial Enquiry has been made and responded to ENQ/2019/1793

SITE

The proposed site is as area of ground at the base of the coastal slope at Peterhead Bay (Harbour of Refuge). The site is bounded to the east by the access way connecting the area by foot to Peterhead Town Centre, to the south by the existing holiday park facility, to the east by the Bay and to the north by the said costal slope, path and foreshore / beach. The existing caravan park is currently leased from Aberdeenshire Council and agreement has been reached to add this proposal to the lease if planning consent is granted. The proposal ground has formed by natural reclamation at the base of the coastal slope aided by the shelter provided by the main north and south breakwaters of Peterhead Bay



View looking east over site (site is between pathway and bay)

EXISTING

The existing caravan park was developed some 25 years ago and comprises a mix of touring and static pitches, camping pods as well as dedicated camping pitches. Currently there are 15 touring pitches, camping pitches, 3 no camping pods and 25 static pitches. The pods and 2no static vans are available for rent, these are extremely busy.

Welfare facilities comprise of Female / Male / Accessible toilets and showers, Laundry and sluice facilities, an office and small shop. The facility has roof mounted solar panels.

The site is supplied with mains water, foul drainage by means of a collection tank and pump system to the Scottish Water main sewer. Recycling / refuse collection is via a contracted company. Electrical services are provided for each pitch.

Access. Existing access to the site is direct from the South Road, the road also serving the adjacent Scottish Maritime Academy facility. Two sets of steps link the site to the "Lido" Carpark.

Access through the site is currently based on a one-way system. The roads have a speed limit of 5mph and feature "speed bumps". It is intended to add the speed limit and speed bumps to the extended area.



View from top of steps looking to existing toilet facility, touring pitches. Looking South East.

Adjacent to the south boundary of the existing facility is a public children's play area. Open dune areas and a sheltered beach area protected by the Marina moles.



Existing Camping Pods, statics and public children's play area beyond

PROPOSAL DETAILS

The proposal is to extend the holiday park northward, building up required levels as necessary to provide 6no static pitches, 3no tourer pitches and additional grassed camping pitches (numbers will depend on tent sizes). The additional site will be served by an extension of the existing internal site road, this to be a permeable surface of granite chips. The existing drainage system will be extended allowing connection of static pitches and for a sluice point. A Recycling / refuse collection point will also be incorporated.

The eastern built-up area of the site will be retained by use of gabion baskets.

The proposal includes for the formation of a boundary path to the eastern side extending the existing path northward around the proposed development to the main path linking to the town centre.

The intention is to create a safe protected extension to the existing facility. The exiting main path towards the town centre will be unaffected by the development, all vehicle access being from the existing internal road system.

Efforts have been made over the last 5 years by the applicants, since they took over the holiday park, to upgrade the facility both visually and in amenity terms. Time and effort have gone into keeping the site clean, tidy with efficient grass cutting and landscaping maintained to a high level, whilst facilities have been upgraded (a refurbishment of the toilet / shower accommodation is currently under development). The intension is to continue this improvement and for the extended areas to be given the same high standard of finish.

The applicant proposes that all pitched have access to electrical supplies and access to good Wi-Fi connectivity.



Services for each tourer pitch



Services for each camping pitch

It is intended that the infill to be used on site will be recycled material obtained from a licensed local source.

The proposed layout will provide a type of space readily interchangeable in terms of tourers/ static /camping requirements if future demand requirements change.

The holiday park operates on a not-for-profit basis, with all income being reinvested, hence this application to extend the site.



Proposed site looking north from existing holiday park



Proposed site looking south east towards existing holiday park