



DESIGN & ACCESS STATEMENT

TO SUPPORT THE DEVELOPMENT OF A GLAMPING SITE
'COORIE DOON ARRAN PODS'

NORTHERN HEIGHTS
KILDONAN
ISLE OF ARRAN
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Proposed is the installation of 3no. glamping pods for overnight guest use, associated decking, barrel sauna, storage shed (including secure bicycle storage), footpaths, parking & turning area, and recycling/refuse storage. Also intended is minor landscaping of the site, planting of native species trees and shrubbery throughout the site.

All pods will be connected to a new private package treatment plant and soakaway. All hard landscaping will be constructed from permeable materials and all pods will be surrounded by a gravel border to allow roof run-off to easily infiltrate the ground.

The chosen high-quality glamping pods will be constructed off-site by manufacturer Pod Factory and delivered as a full unit ready for installation.

The application site is situated west of the small village of Kildonan, on the south coast of the Isle of Arran. It will be easily accessible from across the country via both car, ferry and public transport and will support sustainable travel through the provision of secure bicycle storage. Surrounding walking routes will be promoted in the pods to encourage use.

The small-scale, sustainable development will provide subtle and discreet countryside holiday accommodation for tourists visiting the area on short breaks and weekend stays. The site is proposed to be in operation year-round, making it an excellent option for visitors to retreat and access everything the area has to offer in all seasons.

In designing the proposed glamping site, the North Ayrshire Council Adopted Local Development Plan (2019) in accordance with the National Planning Framework (Scotland) was referenced and the following policies were considered. It is believed that the proposal aims to be compliant with each of the following policies:

North Ayrshire Adopted Local Development Plan (2019)

Strategic Policy 1: The Countryside Objective

The countryside objective recognises that the countryside areas play an important role in providing homes, employment, and leisure opportunities for rural communities. It states the need to protect valuable environmental assets in the countryside whilst promoting sustainable development. The proposed site will provide an exciting new accommodation option to Arran whilst remaining small-scale. Outdoor leisure and recreation will be encouraged through the promotion of nearby walks in nature as well as natural and historic attractions such as castles, beaches, caves and waterfalls. The development also aims to be as sustainable as possible, through the use of a sustainable drainage scheme, recycling station, and secure bicycle storage.

Strategic Policy 2: Placemaking

Policy 2 outlines six qualities of a successful place. Distinctive, Safe and Pleasant, Resource Efficient, Welcoming, Adaptable, Easy to Move Around and Beyond. The six qualities have been considered throughout the whole design of the site, which should make the site a 'successful place', and a pleasant environment for visitors and nearby residents.

The site is in a scenic area with a variety of attractions within cycling / walking distance. The site itself is in a securely fenced area with the site manager's accommodation on site, meaning there will always be staff on hand to help with any queries from guests.

Bus stops in Kildonan will allow guests to explore the island using public transport (Stagecoach 323/323A service) and connect to the Ferry Port in Brodick to reach the site from the mainland.

Policy 4: Leisure, Retail and Other Tourism-Related Development on Arran

This policy requires the demonstration of integration with the existing settlement form, or significant social or economic benefit to the island while having no unacceptable adverse environmental impacts, or it forms part of and would benefit, an established tourist destination. The site will bring a diverse demographic of customers to the Isle of Arran, which will benefit the surrounding business. Arran is a vibrant island destination that between 2017-2019 had over 750,000 overnight stays. The proposed site aims to encourage tourism and provide significant economic benefit to the local economy, with an estimated £194,691 per annum of local expenditure. See accompanying Market Research for additional information.

Furthermore, glamping encourages outdoor recreation and leisure which inherently results in improved wellbeing and other social benefits.

The proposed site will not cause any adverse environmental impacts due to the small-scale and temporary nature of the glamping pods that require no removal of existing hedgerows, trees or other important habitats for installation. In addition, additional habitats will be provided as well as biodiversity enhancements as outlined in the Landscaping section of this document.

Policy 6: Supporting Sustainable Tourism

This policy supports the development of chalets, static and touring caravans, and other camping sites.

The addition of accommodation of this type to the area will support local amenities, businesses and tourist attractions, which this policy is in support of. The location allows guests to cycle into the nearby villages and hamlets for supplies and to support the local businesses in this village.

Policy 8: Business Development on Arran and Cumbrae

The proposed units will offer a contemporary and high-quality accommodation alternative for visitors to the south coast or Arran. Existing accommodation in the area mostly consists of holiday cottages and B&Bs. Offering a more unique experience is thought to attract a larger variety of clients to the area. The new business will create potential job opportunities to service the units. Unsustainable travel patterns will not be encouraged. The location allows guests to cycle into the nearby hamlets and villages for supplies and to support the local businesses. Secure bike storage is proposed next to the parking area to promote cycling when guests visit local attractions.

The proposed development will help to diversify the rural economy and support tourism while not having the same adverse impacts on the environment and local amenities as large-scale traditional tourist accommodation.

Policy 15: Landscape and Seascape

This proposal has been designed to be considerate of the surrounding environment and does not propose any harmful impact on the landscape and its character.

The site is significantly screened on all boundaries with existing hedgerows, trees and the existing dwelling on site. Due to the natural gradient of the land, it is believed the units will be well screened from passers-by and the public road due to the raised ground level.

Policy 29: Energy Infrastructure Development

The Energy Infrastructure Development Policy considers; Environmental, Community, Public Safety and Low and Zero Carbon Generating Technology. Planting of native trees, shrubbery and meadow grass/wildflowers on-site will enhance the biodiversity and provide additional habitat opportunities. The site will be obscured from the public road and surrounding open countryside by existing vegetation present around the site boundaries. The pods will also be located near to other structures, further protecting the character of the surrounding open countryside.

All wastewater will be handled in accordance with Local Authority requirements. Visiting guests will be encouraged to leave their vehicles parked up and take walks or cycle trips to further reduce their carbon footprint.

3.0 Site Context



Aerial view of site

3.1 Location

The proposed glamping site is located on the south coast of the Isle of Arran, North Ayrshire. The site is located approximately 2 miles west of the small village of Kildonan and 13 miles south of Brodick, the largest village on the island.

Bus stops in Kildonan will allow guests to explore the island using public transport (Stagecoach 323/323A service) and connect to the Ferry Port in Brodick to reach the glamping site from mainland Scotland.

Many tourist spots and attractions are within a suitable travel distance to the site, including historic sites such as castles, dinosaur prints and countless natural attractions including caves, waterfalls and beautiful beaches.

As such, the proposed site is perfectly suited for visitors looking to enjoy the historic and natural beauty of the Isle of Arran. In addition, the proposal will create an economic benefit to the surrounding area and local businesses. See the accompanying Market Research report for further information.



Figure 1. Aerial view of site location. Source: Bing Maps

3.2 Proposed Site Information

In the ALDP 2019, it can be seen that the proposed site lies outside of any settlement boundaries. As such, the principal designation governing the site is 'Countryside'.

The site is made up of approximately 795m² of the Applicant's land, currently used for private residential use as the garden of an existing dwelling on the site. Much of the site sits above the level of the public road, with existing stone walls and hedgerow bordering the south of the site. Other boundaries consist of hedgerow and mixed shrubbery to the west, post-and wire fencing to the east and mixed trees and scrub vegetation to the north.

The area of grass where the pods will be located is relatively flat with a slight gradient running NW to SE.

Existing trees, hedgerows, shrubbery and buildings will offer visual screening in all directions and protect the landscape character of the open countryside surrounding the site.

A neighbouring dwelling to the west of the site is located approximately 10m from the nearest proposed pod. As can be seen by site photos, this dwelling is orientated away from the site and at a higher ground level so no overlooking from the site into neighbouring property will occur. In addition, planting new trees will provide screening between properties. Furthermore, a site manager will live onsite to ensure no excess noise occurs. As such, it is believed that the proposed glamping development will not cause any disturbance to neighbours.



Figure 2. Aerial view of site. Source: Bing Maps

3.3 Site Access

The glamping site will be reached using existing access off the public road (A841). The public road is of a suitable condition to service neighbouring properties and additional traffic generated by the glamping site should not negatively impact other road users. See drawing 'Road and Access Plan' for more information.

Visibility is very good in both directions from the site entrance onto the public road where the access lies perpendicular to, as can be seen in figures 3 and 4 below.



Figure 3. Facing west on A841 from existing site entrance..



Figure 4. Looking east on A841 from existing site entrance.

3.4 Site Photos



Aerial view 1. Looking northwest across full site and neighbouring properties beyond.



Aerial view 2. Facing west across area of lawn where glamping pods will be located.



Aerial view 3. Facing west towards existing sheds to be replaced by new service shed and barrel sauna on right hand side of photo, side-entry glamping pod will be positioned on area of lawn to left of photo.



Aerial view 4. Area to be cleared to become parking & turning area with 5no. parking bays for guest and site maintenance use.

3.5 Flood Risk

It has been identified from SEPA Flood maps that the site lies in very low risk zone with regard to surface water, river, and sea flooding. It is therefore anticipated that a flood risk assessment is not required.

All hard landscaping will be constructed from permeable materials to allow water to freely infiltrate the ground. Likewise, a pebble border around the pods will be provided for roof run-off. See drawing 'Drainage Plan' for additional information.

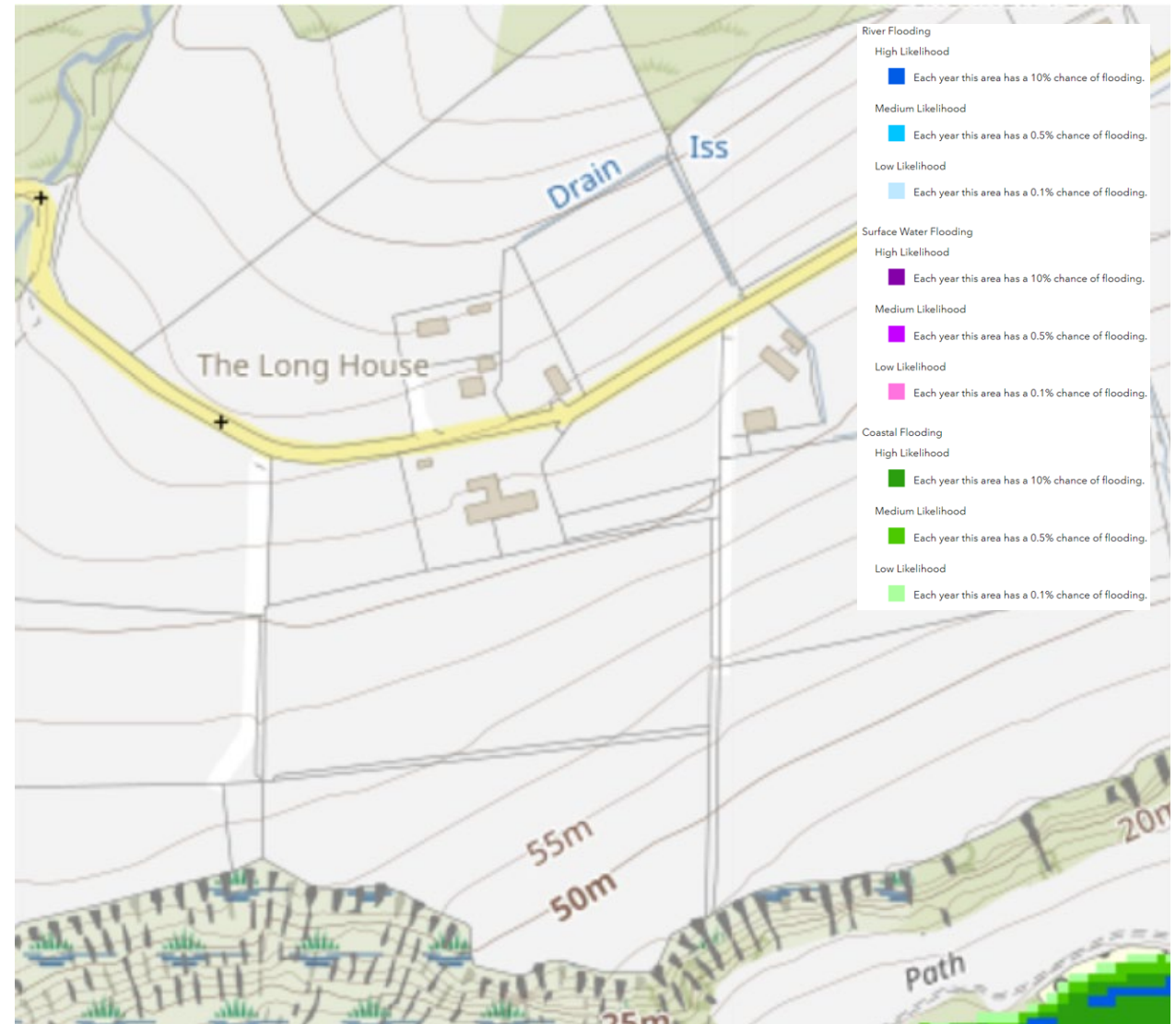


Figure 5. Map of Surface Water Flood Risk. Source: SEPA

3.6 Public Rights of Way

No public rights of way are affected by this proposal during construction and after completion.

However, there are some right of way footpaths and lots of woodland walks in the surrounding area that will allow guests to easily explore the area on foot, reducing the need for cars. These routes will be promoted within the pods to encourage guest use.

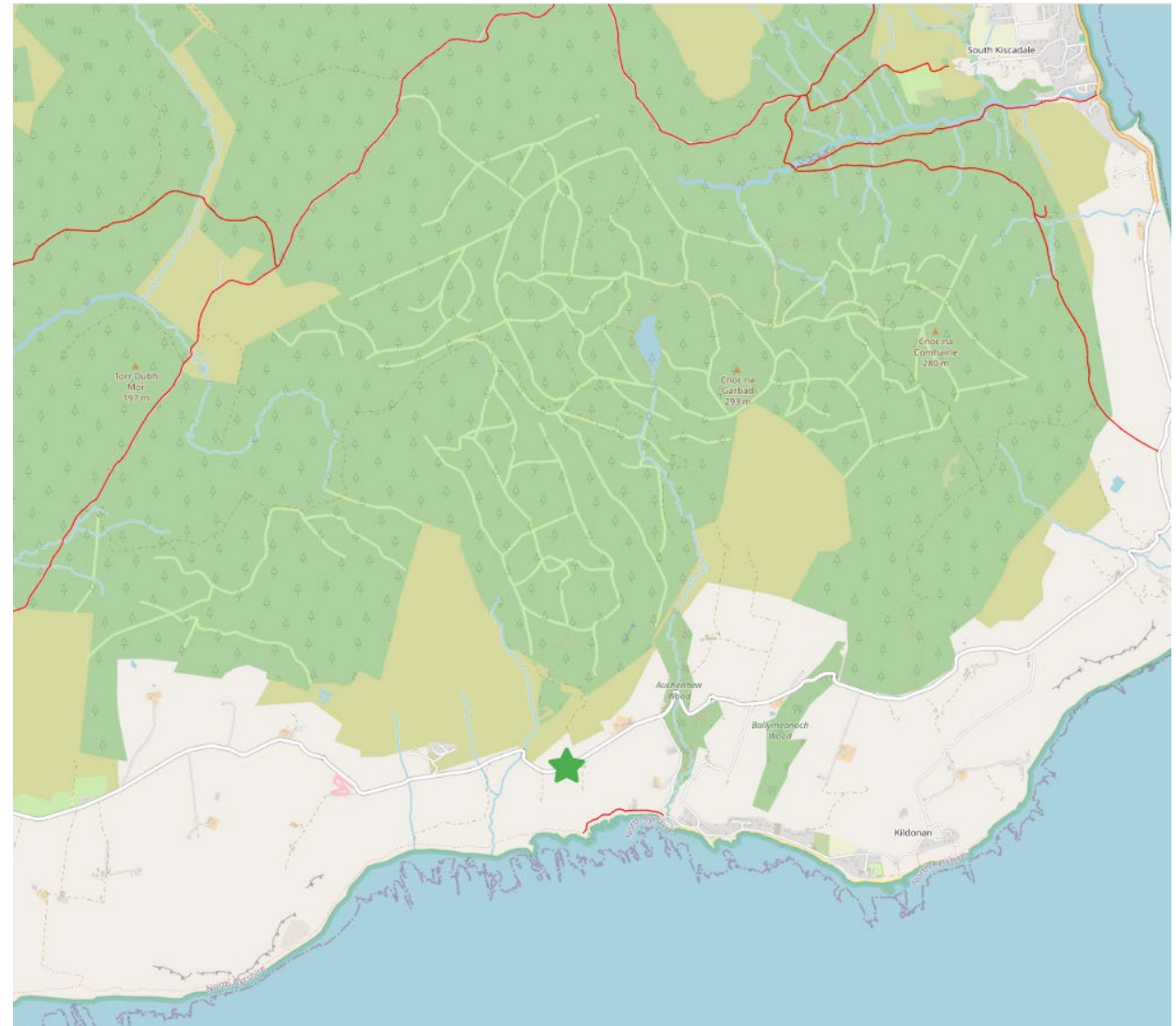
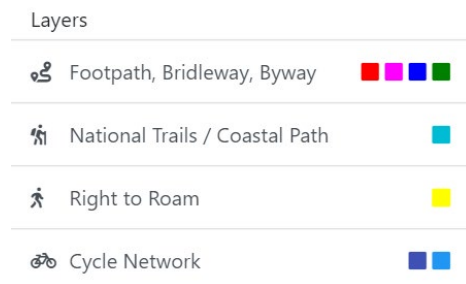


Figure 6. Map of Public rights of way – site indicated by green star. Source: footpathmap.co.uk

3.7 Justification for Proposed Use

The proposed glamping site will offer a unique island stay in contemporary, luxury holiday accommodation within a suitable travel distance of many towns and cities in Southwest Scotland, including Glasgow and further afield across the country, thus being suitable for weekend trips and short stays.

The area and surroundings are rich in tourist attractions as have been outlined in detail in the accompanying Market Research document. Nearby towns and villages offer plenty of cafes, restaurants and local shops for guests to visit and as such, the proposal will create an economic benefit to local businesses and services. The proposed accommodation will allow visitors to spend time outdoors to relax in a natural setting and enjoy the scenic views as well as explore the surrounding area.

Glamping installations require minimal groundwork and non-harmful construction practices. We, therefore, believe the proposed small-scale glamping pods, built from natural materials, will provide an ecologically viable accommodation solution, suited to the rural location.

The concept of luxury glamping is now gaining popularity throughout the UK, with standards and guests' expectations on the rise. It is intended that this site will be amongst the best available in the area and will provide an exciting new alternative, offering guests a secluded retreat in nature and high-quality, modern glamping accommodation.

4.0 Design



Artist Impression of proposed glamping site

4.1 Proposed Layout

On entering the site from the existing gated entrance off the A841, guests will follow a new permeable track past an existing dwelling to the new parking and turning area with 5no. parking bays for guest use as well as site manager and site cleaning / maintenance vehicles.

From the parking area, guests will reach their glamping pod via permeable footpaths, located in an area of grass currently used as the existing dwelling's private garden. Each pod will have an area of decking from which guests can spend time outdoors to relax and rejuvenate in a peaceful natural setting and enjoy the scenic views. All pods have been oriented southeast to benefit from natural light throughout the day and minimise overlooking.

A new storage shed will be replace several existing sheds in the same location, currently in a state of disrepair. This shed will also provide secure bicycle storage for guest use to encourage exploration of the surrounding area via bicycle.

A barrel sauna will be located next to the storage shed, orientated toward the stunning coastal views.

The existing topography and hedgerow surrounding the site as well as additional tree planting will ensure no overlooking of neighbouring properties will occur and the pods will be screened from the public road.

See drawing 'Proposed Layout Plan' for further information.



Figure 7. Proposed Layout Plan

4.2 Landscaping

The proposed site has a slight downward slope running from northwest to southeast. As a result, some minor levelling may be required to create suitable footings for the pods (small footings or ground screws). Where needed, a minor cut-and-fill exercise will be carried out so there will be no need for the removal of any earth from the site. Any broken ground will be re-instated (turfed where required).

The intention is to maintain the existing topography of the site, thus preventing the need for any retaining structures. The pods will be installed on adjacent ground levels, therefore will be at varying levels relative to each other.

The design of the glamping site has been developed with landscaping, ecology and biodiversity at the forefront. Landscape features include:

- Introduce a new native shrubbery throughout the site of the site for screening and habitat creation for small mammals and birds.
- Plant 5no. native trees along northwest boundary of site for screening from neighbouring property and habitat creation.
- Plant areas of meadow grass and wild flowers to benefit pollinating insects.
- Installation of bat boxes within existing trees to north of application site to provide additional habitat opportunities (within ownership boundary).
- Installation of 1no. bird box on the gable end of each glamping pod.
- All external lighting will have a cowling to block upward directional light or be designed so that only downward directional light is output. All proposed lighting will have a PIR motion sensor to only activate when needed.
- Construction works will only take place in daylight hours to minimise disturbance to bats and other nocturnal species which may be present.

4.3 Drainage Strategy

The pods will be connected to a new package water treatment plant and soakaway to the west of the pods and the soakaway will be directed under the driveway. See drawing 'Drainage Plan' for further information.

New vehicular track and parking/turning area are to be constructed with a porous build-up on free-draining stone. All new footpaths are to be constructed with a build-up of permeable material with timber borders.

All pods are to have a 250mm wide by a min 200mm deep gravel border to all draining sides.

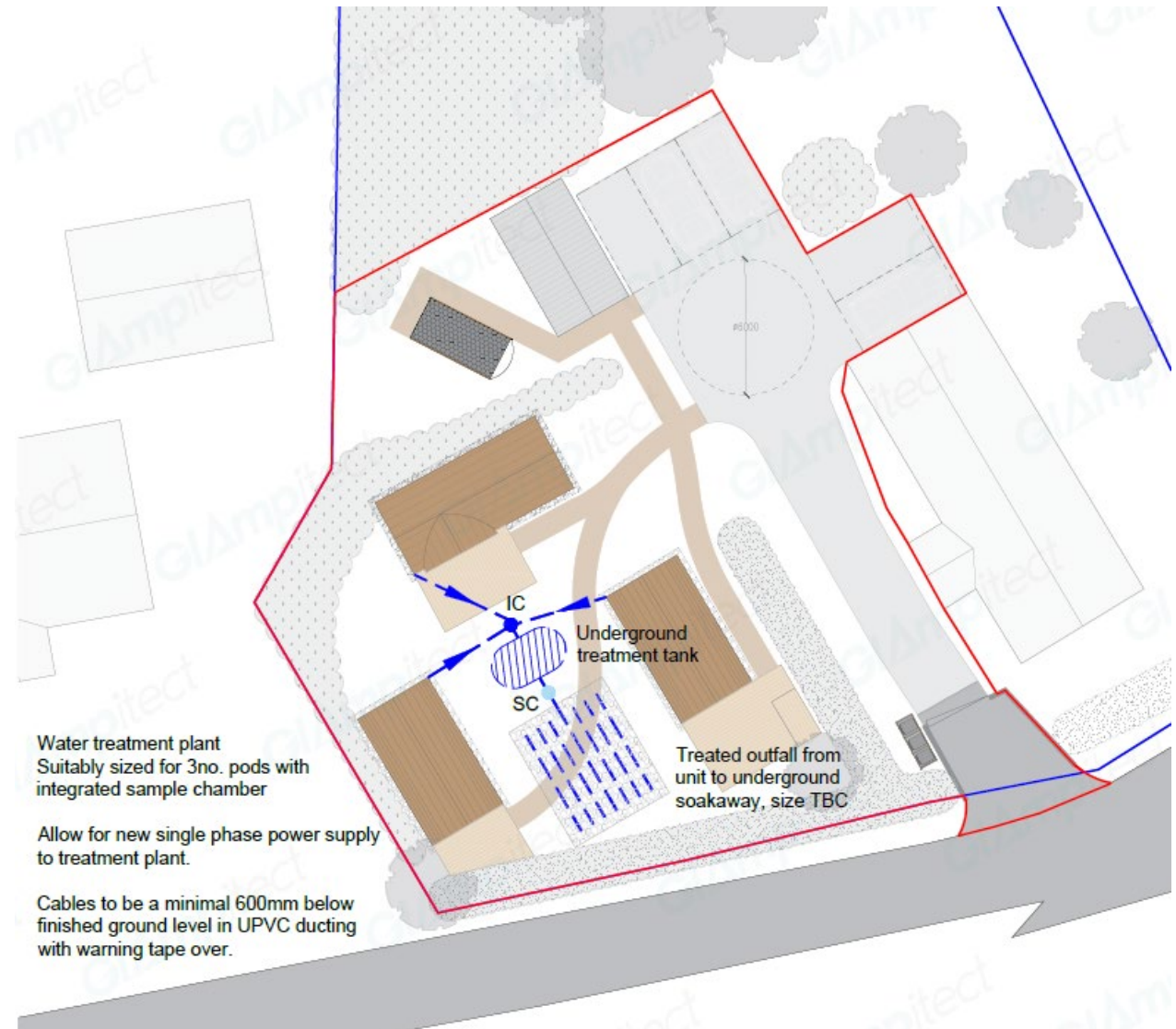


Figure 8. Proposed Drainage Plan

4.4 Lighting Strategy

5no. LED lighting bollards with PIR sensor will be provided along footpaths for safety when walking at night.

The chosen lighting will minimise effects on local wildlife such as bats and other nocturnal species, not cause disruption to neighbours and is suitable for use in dark sky areas.

Benefits of low-level lighting bollards:

- LED mains are wired.
- Low-level height, only 40cm high.
- LED bulbs installed into this pillar lamp are in such a manner that they shine downwards onto cascading reflectors, keeping all light at low level.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Range 2-8metres, set at 5m as shown.
- Lighting duration (5 seconds to 6 minutes) are configurable.
- Detects movement at an angle of 90 degrees.



Figure 9. Proposed Lighting Plan

4.5 Proposed Units

3no. high-quality glamping pods are to be installed, they will be constructed off-site and delivered as full units by manufacturer Pod Factory. The pods will be made up of 1no. side-entry 'Brecon' model and 2no. front-entry 'Blencathra' model. 1no. front to provide for differing guest needs. See the accompanying Pod Plan and Elevation drawings for more details.

The pods are considered to be a temporary structure and have been designed to meet the specifications to be defined as a caravan under the Caravan Act. They are single-story units (approx. 3m tall) so no restriction of neighbouring views will occur. Since the pods will be clad in natural or composite materials of neutral colours, they will also be in harmony with the surrounding landscape and will naturally weather over time.

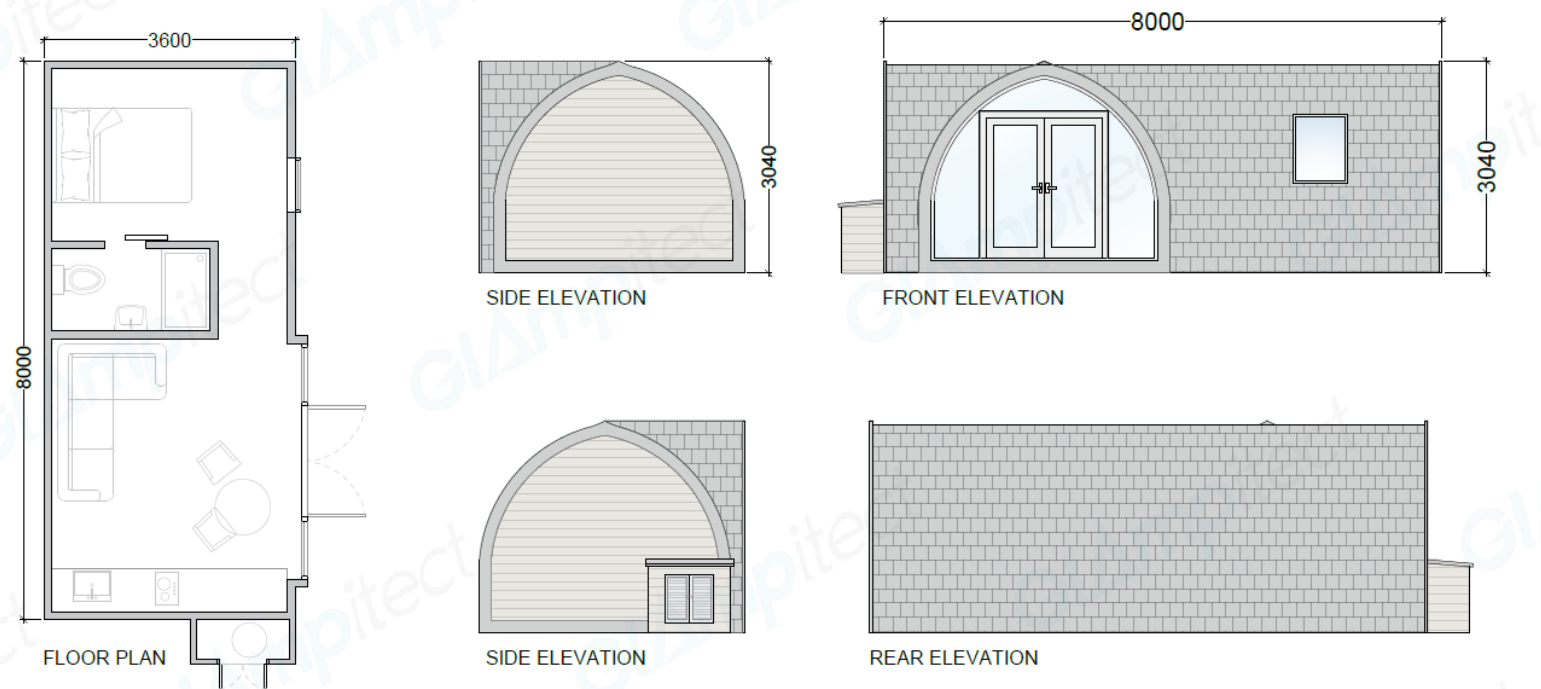


Figure 11. Drawings and photo of proposed side-entry pod.

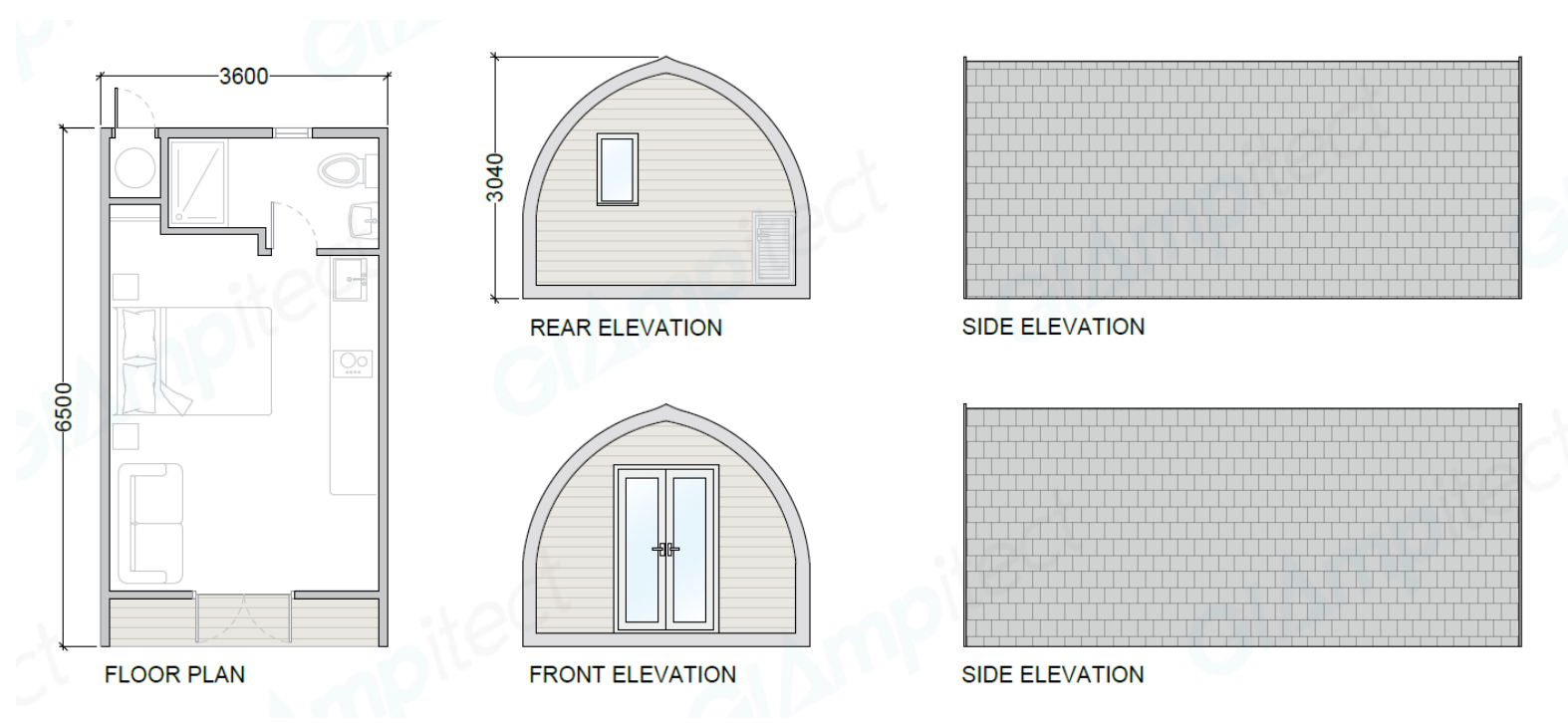


Figure 12. Drawings and photo of proposed front-entry pod.

4.6 Use

The site will be operated as a typical (year-round) holiday let, with the glamping pods being rented out on a per-nightly basis. Patrons will likely be couples and small families as the chosen target markets by the site operators. Party groups will not be permitted.

The site will be marketed as a peaceful and relaxing retreat in nature, which should mean noise from guests is not a consideration, with minimal likelihood of noise and disruption to neighbouring properties and road users etc.

There is no intention to use the units for long-term lease / permanent residences. The compact footprint of the pods would not be suited to this in any case.

Land Usage Item	Area Used	% Of Site
Ownership Area (Blue Line Boundary)	2,154 m ²	-
Site Area (Red Line Boundary)	795 m ²	37 % (of blue line)
Green Space – After Site Build	401.4 m ²	50.5 % (of red line)
Glamping Pods (3no. units)	75.6 m ²	9.5 %
External decking areas	35 m ²	4.5 %
Barrel sauna	9 m ²	1.1 %
Storage shed / secure bicycle storage	24 m ²	3 %
Permeable track, parking and turning area	195 m ²	24.5 %
Permeable Footpaths	55 m ²	6.9 %

4.7 Installation

Stage 1 – Access

The minimal increase in traffic associated with the glamping site will have a negligible impact on the surrounding area with a maximum of 4no. additional vehicles on-site at any one time. The existing access is of suitable condition and width to provide easy and safe vehicle access. The existing access will provide initial access for the installation of plant and services and will then become the main visitor access as well as provide access for any maintenance vehicles when the site is in operation.

10.2 Stage 2 - Groundwork

Due to the natural gentle gradient running across the site from northwest to southeast, minor levelling will be required to prepare the unit footings (pads or ground screws). No retaining walls or structures will be required.

A sewage treatment tank will be installed with the treated water discharging via a suitably sized soakaway, this will be located to the northeast of the pods and as can be seen on the drainage plan drawing.

Following this, services ducting will be laid for power, water and telecoms as required. Pipework will be run for water and cables for electricity and telecoms will be pulled.

10.3 Stage 3 – Unit Install

3no. pods are to be prefabricated off-site and delivered as a full unit, ready to connect to services. By manufacturing the pods off-site, construction waste will be kept to a minimum and a high-quality finish can be achieved more easily than traditional construction. The choice of glamping pods aims to minimise disruption to the site as much as possible due to their temporary nature.

Any new native trees and shrubbery planted will match species of the local area as closely as possible.

10.4 Stage 4 – Roads, Parking & Clean up

No more plant/transport access is required other than to build up the new parking / turning areas. These will be constructed with permeable materials to avoid the use of concrete/tarmac and a dedicated surface water drainage system.

Finally, a total clear-out of the site will be carried out to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise.

5.0 Sustainability



Artist impression looking towards the proposed site from decking of P2

The glamping pods are designed and manufactured to be energy efficient, with the use of materials with a low environmental impact such as reclaimed wood, recycled materials or composite materials made from recycled content wherever possible. Additionally, locally sourced materials will be used as much as possible. Low VOC (volatile organic compound) paints and finishes will be employed to ensure good indoor air quality. Floors and walls will be well-insulated with high-quality insulation to minimise heat loss during colder seasons and reduce the need for heating or cooling. Double glazing will be utilised throughout to also reduce heat loss. LED light fittings will be installed as standard throughout.

Water-saving sanitary fittings and appliances within the units will deliver water efficiency to the site. A sustainable surface water drainage strategy (SuDS) will be implemented across the site with all hard landscaping to be constructed from permeable materials to allow water to freely infiltrate the ground without the need of a dedicated surface water drainage system. Minimal surface water run-off from the pods will discharge into pebble borders around the units.

Appropriate implementation of measures will minimise environmental impacts arising from any site works; the site will be constructed with efficient construction methods as stated in Stage 3 above thus reducing any waste and minimal groundworks will result in no removals required from the site. The site has been designed to integrate harmoniously with the surrounding natural environment to minimise disruption and preserve natural woodland features.

An efficient operational waste management and recycling strategy will be carried out by the operator as required by the council. The waste and recycling bins will be located near the site entrance for easy access and will be moved to the public roadside by the site operator on collection days.

'Coorie Doon Arran Pods' will provide a new and exciting accommodation option for Kildonan, the Isle of Arran and the surrounding area, offering a unique, relaxing and sustainable stay in nature. Demand for this type of rural accommodation is high throughout the country, which has also been shown to be true of other glamping sites on the west coast of Scotland.

The development will increase footfall for local businesses and through correct marketing, should increase the length of time tourists remain in the local area. This will be beneficial to the local economy including tourist attractions, restaurants, other businesses and local services. The Applicant intends to build relationships with local businesses in the area to offer their goods and services to guests, including taxi services, shops, cafes, and restaurants to name but a few. The operator will promote these services within the pods, along with providing the guests with local knowledge of the many beauty spots to visit, allowing them to connect with nature and the surrounding area.

The operator also intends to use local businesses where possible to carry out groundworks and installation of services, utilising local suppliers and local labour. The development will also support local employment with the creation of 2 part-time roles for site cleaning and maintenance.

The construction of a glamping site in this location using glamping pods with a small footprint and of a temporary nature can be achieved in less time, with less intrusive construction methods and less environmental impact, than traditional permanent tourist accommodation builds require. This is clearly favourable in an area of countryside rich in natural beauty.

Through a thoughtful and considered approach, the design for this proposal emphasises the integration of a small-scale glamping development with the natural landscape to ensure a comfortable and enjoyable experience for all guests. The project aims to promote sustainability and a harmonious connection between the built environment and the rural surroundings. Based on the points discussed throughout this document, it is reasonable to suggest that the proposed glamping accommodation is warranted in this location, to cater for increasing visitor demand, without sacrificing the area's beauty, ecology or heritage assets.