

Tomintoul and Glenlivet Development Trust – Campsite Proposal

Background: Tomintoul and Glenlivet Development Trust is an open membership community owned and run Regeneration Company with charitable status. It was established 10 years ago and has delivered a range of capital regeneration projects and runs a number of social enterprises delivering impact across a range of sectors.

During the preparation of the Community Plan 2018 - 2022 Tomintoul and Glenlivet Development Trust surveyed members and the wider community to establish priorities. The proposal for a campsite was considered one of the top three priorities and is identified in the Community Plan as a key deliverable.

After considering a number of sites the board agreed to pursue the Lying in Field – an area of unimproved grassland just outside the village of Tomintoul which is owned by Crown Estate Scotland. Another site at the northern gateway to the village is also being considered as a reserve.

What this project will actually deliver & regeneration outcomes

Having agreed on a preferred site TGDT completed a masterplan exercise including market and economic impact analysis, draft site plans and costs and a full development and operational business plan.

There are strong environmental, economic and social rationale for developing a touring style campsite in Tomintoul and these are set out below

Economic - As an established tourism area in the Cairngorms National Park Tomintoul and Glenlivet have a good accommodation market with comprehensive range of hotels, bed and breakfasts and holiday lets. There is a noticeable lack of campsites with small offerings at Glenlivet Hall and Tomintoul Bowling Club.

Our economic impact study estimates each pitch at the proposed development will generate £100 of spend per day in the local area giving the site a significant impact on the local economy. In addition the site will help TGDT achieve the 'critical mass' required for it to scale up operations allowing it to deliver economies of scale across all its projects.

The development is expected to create 2 FTE operational roles.

Environmental - The environmental issues associated with wild camping are well documented and have been experienced on the Glenlivet Estate and within the wider Cairngorm National Park / Moray Speyside Tourism area. Waste water, rubbish and human waste are issues experienced by Crown Estate Scotland and our community as a result of wild camping and the lack of formal facilities has been identified as a major contributing factor.

The development of the Lying in Field is also expected to have a positive environmental impact on the area by improving the habitat value of the site. The CNPA response to our pre planning application enquiry identified opportunities to improve the site with wetlands, tree planting and other landscaping which would encourage greater biodiversity in the interests of our target market visitor.

Social - The proposal to develop a campsite in Tomintoul is part of a regeneration strategy that began with an objective to make Tomintoul and Glenlivet a better place to live and work. TGDT and Tomintoul and Glenlivet Landscape Partnership have improved the visitor offer with tourism infrastructure improvements, events and community enterprise such as the Smugglers Hostel and Tomintoul Museum.

Operating as a social enterprise through our trading subsidiary the campsite will provide TGDT with an additional source of income to increase its sustainability as a community

anchor organisation. Profits from the site will be returned to TGDT and support its core aim of supporting a sustainable vibrant future for our community.

Costs

Capital (estimate)	£1,700,000
Site acquisition and legal fees	£ 35,000
Design and tendering	£ 6,000
Business start-up	£ 20,000
Total	£1,761,000

Next steps

Community and stakeholder consultation	April / May 2022
Site investigation and survey	May / June 2022
Stage 2 Scottish Land Fund application and site acquisition	August 2022
Finalise design	August 2022
Submit for planning	October / November 2022
Tendering capital works	November 2022
Finalise costs and funding	October 2022 – March 23