

Planning Application 20/02854/FUL

Formation of campsite, land 740 metres SW of Rhue House, Arisaig

I am writing on behalf of the Scottish Wild Land Group to **OBJECT** to this development proposal. Our grounds for objection are:

Landscape – the site is in the Special Landscape Area of Moidart, Morar and Glen Shiel, yet the application does not reference landscape and the potential impacts of the development in its effects on the landscape character of the area. Many people visit this area on foot from Arisaig and by sea via Kayaks etc especially to experience the wildness qualities of this beautiful coastline. A development like this will detract from this experience and may additionally deter visitors to the wider area.

Statement of need – there is no data to show that this site is required; there is no socio-economic assessment.

Suitability of the site - there is a lack of adequate information provided in the application to enable a full evaluation. Additionally, the drawings and photo provided are inadequate, they include extracts from advertising leaflets for built huts etc which are not shown in the position and settings where they will be sited, there are no visual impressions or photographs of the camping site in its setting. The ground where the tents will be pitched is shown as sloping [from the cross section drawings used to illustrate the height above expected flooding] and will be unsuitable for camping [I am an experienced camper in Scotland and elsewhere and can judge this].

Natural Heritage – no assessments of the current baselines have been given and no potential impacts have been assessed, there is indeed no mention of environmental impacts of this type.

Public Access – The site is on the paths network included in the Highland Paths Record. The Applicant has assured the local Access Officer and the Planning Authority that the right of access to walk through the campsite to Port Nam Morrach beach will remain. This will be highly impractical and unsatisfactory in practice. Campers will not want people passing their tents; no privacy distance has been specified in the application and this is a major consideration, especially if children are on site. Additionally, there is a security implication here; as an experienced camper I would never camp where there is public access to walk near my tent, which will contain expensive and essential equipment.

Management of the Camp Site – there is a lack of essential information in this area, some points of concern are listed below:

- Private Water Supply – no indication of the numbers that could be catered for hygienically, no consideration of adequacy of supply especially in dry conditions, no indication of compliance with relevant regulations on treatment, analysis of water quality, UV filters etc, and inspection regime.
- The number of camping sites is not specified so it is impossible to assess the potential level of impact in this pristine area.

- Composting toilets have to be carefully managed to be effective and this has to be communicated to users who must comply. No detail on this has been given and this is crucial to ensure hygiene and eliminate the possibility of environmental impact.
- No thorough description of how waste water will be managed and treated is given. It is mentioned that grey water will be allowed to soak away to the beach; I would point out that if this is allowed, then the soakaway must be to the sandy beach only; any areas of shingle would be totally unsuitable for a soakaway. There is no detail of how solids [tissues, wipes, excrement] will be prevented from going onto the beach and how this will be collected and disposed of. If this material is allowed to contaminate the beach not only would that have environmental consequences but the enjoyment of the area, especially by kayakers, would decline significantly.
- There are no details of grey waste bin management and provision in relation to the maximum capacity of the camp site.
- There are no details of the construction of the shower and dish washing huts and their bases/foundations, drainage provision and location of effluent routes, the management of construction materials onto the site [which could in itself be quite damaging to the area], or the management of contractor/worker activity on the site to avoid unnecessary environmental local damage.

All of the above bulleted points illustrate the inadequacy of this application and further support our case for objection.

Should you wish further detail on any of the concerns above please do not hesitate to contact me.

Beryl Leatherland, Chair Scottish Wild Land Group, 01/12/2020

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