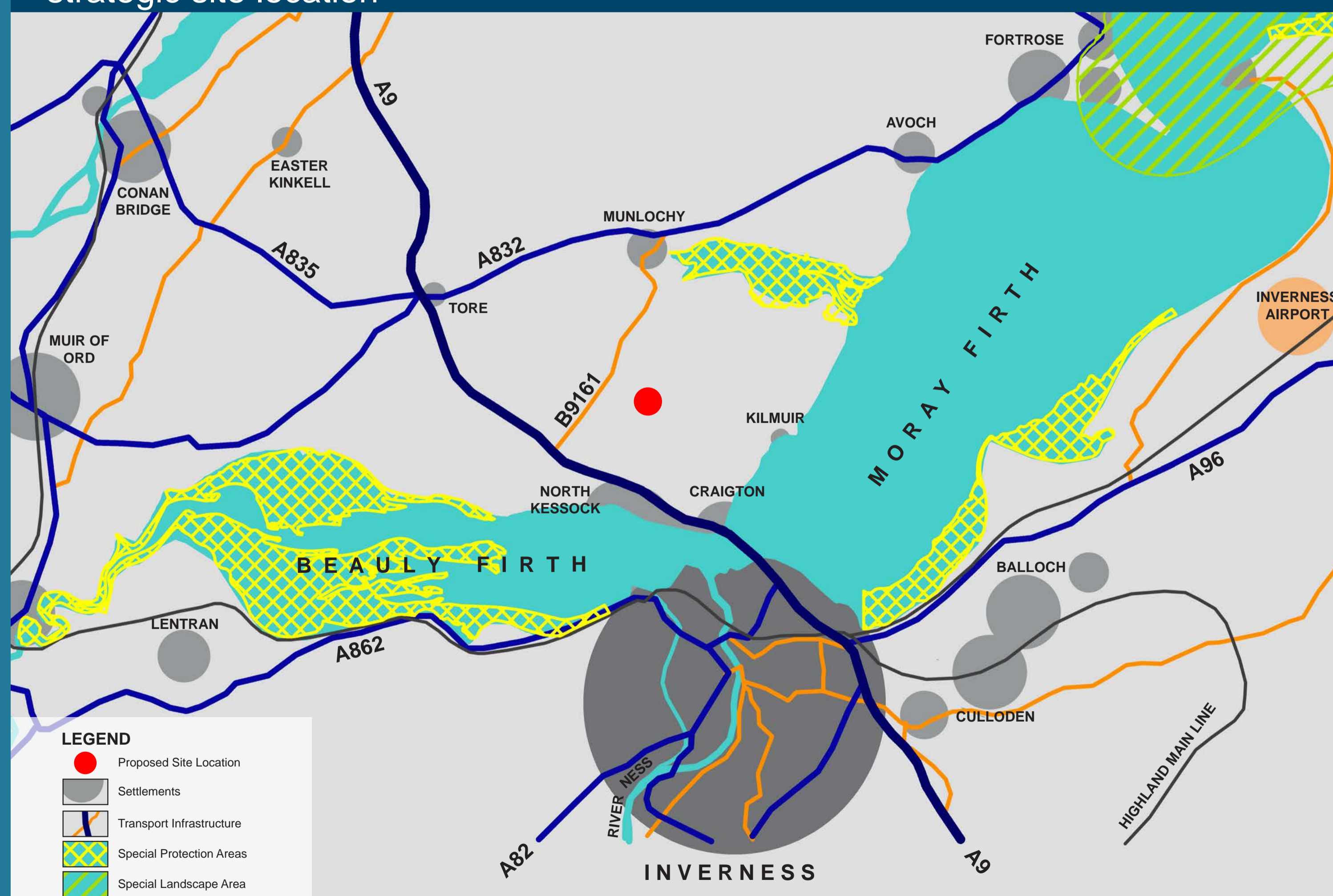


a unique opportunity for a tourist related use

Welcome to this **public exhibition** which has been arranged to present initial proposals for a **new holiday village development** on the lands at the former Black Isle Wildlife & Country Park, The Croft, North Kessock. The proposals, which are at an early stage in the design process, could potentially include a mix of holiday chalets, glamping pods, touring caravans, motorhomes and tent pitches as well as a centrally located hub complex including management, leisure, hotel, cafe / restaurant, retail facilities, open space, and formal recreation.

In May a Proposal of Application Notice (PAN), was submitted to The Highland Council informing the Council of the Applicant's intention to potentially submit a planning application(s) within the coming months. The purpose of this event is to allow you to comment on the emerging proposals and help the way they develop. **Local views, ideas and knowledge** of the site and local context are essential to help develop the concept and the public are asked to contribute by engaging with the design team, finding out about the proposals and filling in a **questionnaire**.

strategic site location



aerial photograph of the site location



delivering a holiday village at the former black isle wildlife & country park, north kessock

site context

location

The former Black Isle Wildlife Park, which ceased trading in 2016, is situated at the southern end of the Black Isle in Ross and Cromarty, and approximately 2 miles to the north-east of the A9 junction at North Kessock. The city of Inverness is located approximately 5 miles to the south.

Black Isle is essentially a peninsula within Ross and Cromarty and is surrounded by sea on three sides - Cromarty Firth to the north, Beauly Firth to the south-west and Moray Firth to the south-east. To the west, Black Isle is connected to the mainland.

the site

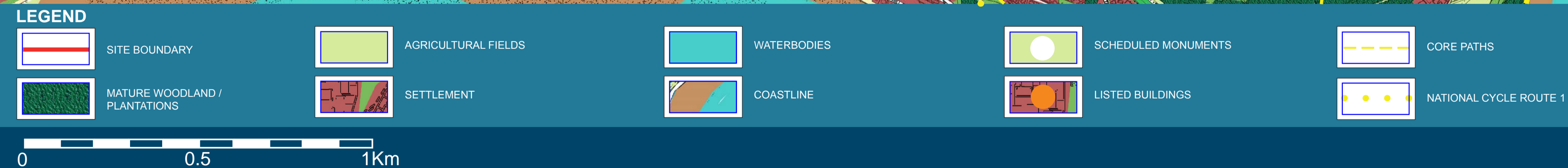
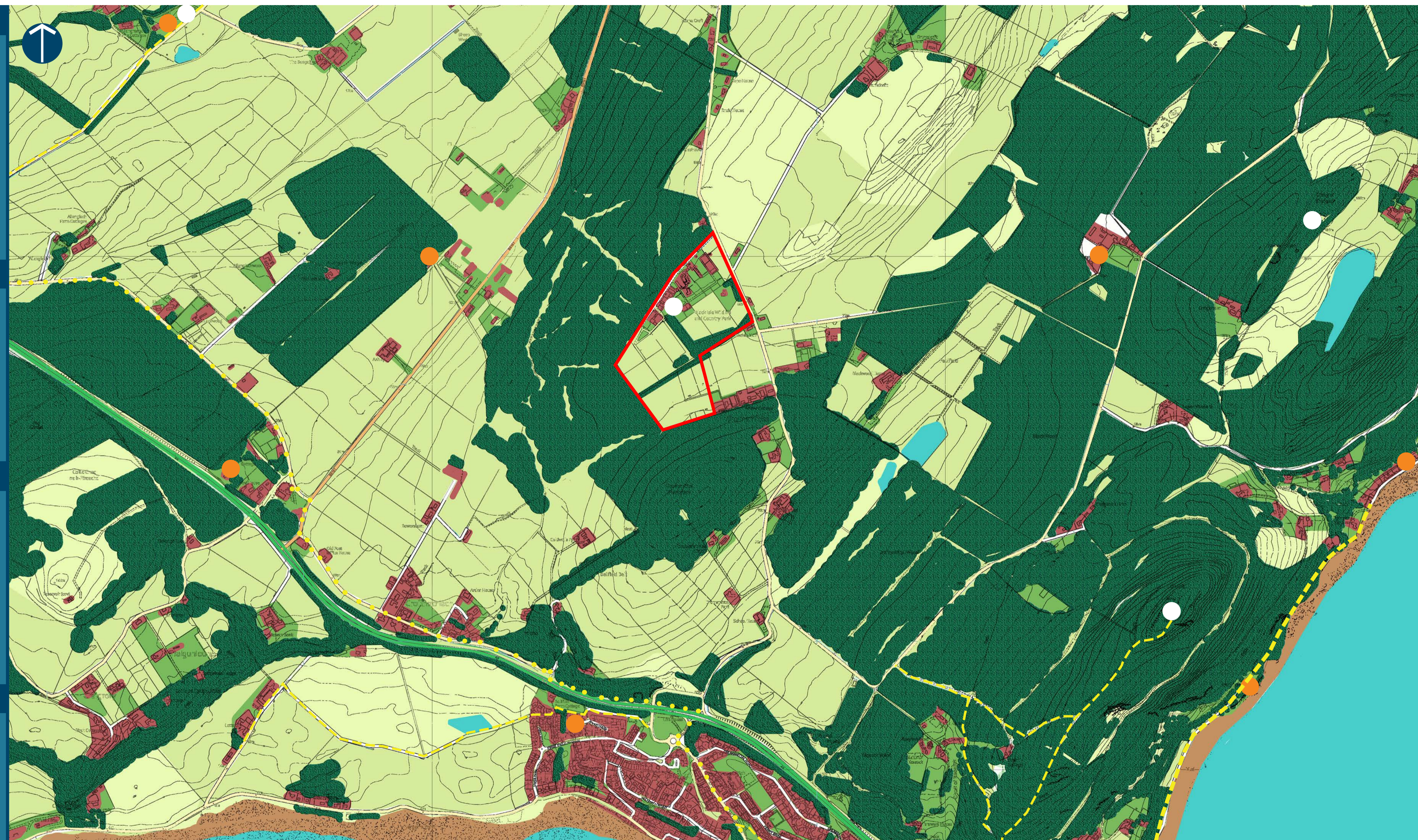
The Site, the former Black Isle Wildlife Park, is set within a strongly rolling, agricultural setting and framed on three sides by mature forest and mixed woodland. Several small groups of residential dwellings and a handful of large detached dwellings are located near to the periphery of the Site and line the rural access road. Buildings and other remnants of the Site's former use are still evident on-site, as well as a single dwelling-house.

transport & accessibility

- proposed development is materially consistent with national, regional and local government land use and transport planning policy;
- proposed to utilise the existing tree-lined access;
- there is potential to improve pedestrian linkages;
- a site access strategy has been developed which meets relevant design guidelines;
- development will be served by the existing road network.

planning policy & guidance

- the Highland Wide Local Development Plan;
Key Policies
 - Policy 36 Development in the Wider Countryside
 - Policy 42 Previously Used Land
 - Policy 43 Tourism
 - Policy 44 Tourist Accommodation
- Inner Moray Firth Area Local Development Plan;
- Relevant tourism strategies, including the:
Black Isle Tourism Strategy;
- **Policy designations:**
 - Built Heritage;
 - NCR 1, North Coast 500 Route and core paths;
 - Special Protection Areas;
 - Special Landscape Areas;
 - Hinterland



landscape & planning policy context

delivering a holiday village at the former black isle wildlife & country park, north kessock

site appraisal

existing access

1



northern corner

2



central part of the site

3



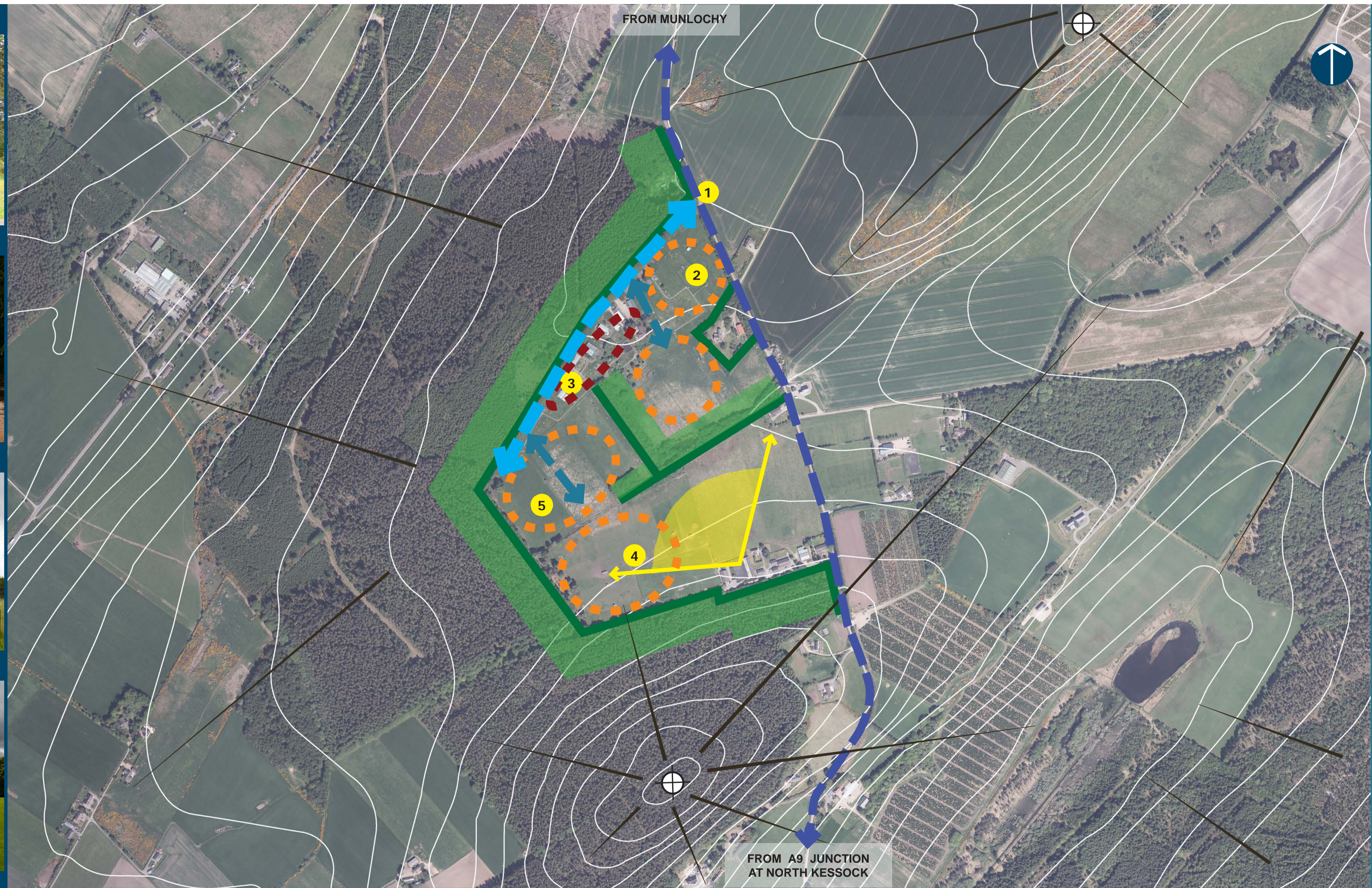
towards the southern sector

4



secluded western fringes

5



LEGEND

- | | | | | |
|-------------------------------|-------------------|------------------------------------|------------------------------------|-----------------------------------------------------------|
| MATURE WOODLAND / PLANTATIONS | LOCAL HIGH POINTS | EXISTING ROAD NETWORK | POTENTIAL SECONDARY ACCESS | EXISTING LANDSCAPE FRAMEWORK
CREATING DISTINCT POCKETS |
| CONTOURS | ASPECT | UTILISE EXISTING TREE-LINED ACCESS | STRONG PHYSICAL AND VISUAL BARRIER | INTER-VISIBILITY |

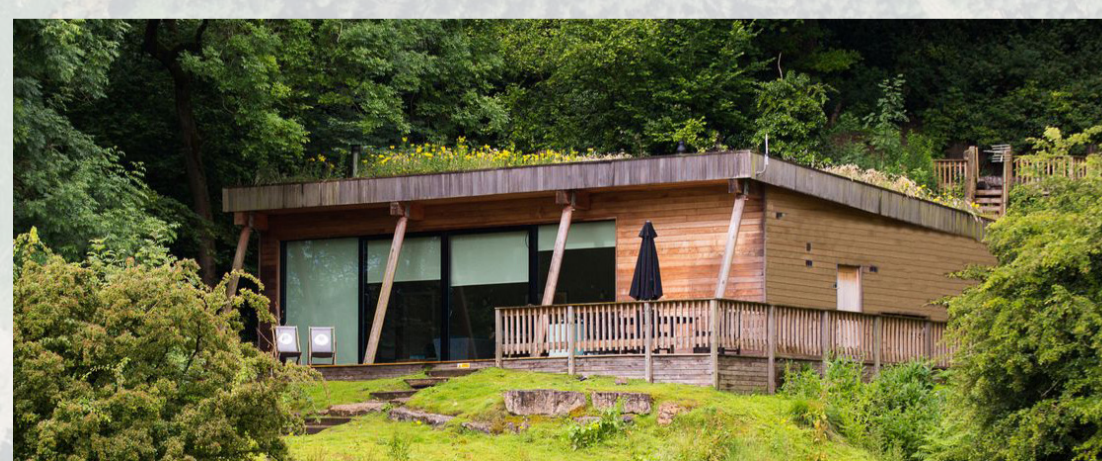
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opportunities & constraints

delivering a holiday village at the former black isle wildlife & country park, north kessock

development opportunities

- alignment with Highland Tourism & Black Isle Tourism strategies;
- slow sustainable eco-tourism;
- re-development / economic development benefits;
- mix of tourism provision;
- landscape-led approach;
- enhanced landscape framework;
- swathes of open space and recreation softening development parcels;
- improved biodiversity and interpretation;
- improved linkages and connectivity;
- integrated site-wide paths network;
- distinct pockets of development;
- urban design - attractive and welcoming;
- improved services and amenities;
- full engagement and consultation.



We would like your views and ideas on a range of planning and design matters including:

- uses within the hub complex;
- holiday accommodation mix and type to meet tourist demands;
- infrastructure provision, improved accessibility and connectivity;
- landscaping, open space and recreational provision;
- environmental enhancement along the road corridor including gateway features.

Our vision is to create a **genuinely sustainable and high quality holiday living environment** which could seamlessly integrate into the existing landscape framework and build upon the sense of place and maturity.

▶ the next steps

- the applicant welcomes comments and feedback from the public on these outline proposals and the consultants will gather your views and thoughts;
- once considered the design team will continue to develop the concept and design of the holiday village and where possible feedback will be addressed through refinements of the masterplan;
- discussions will be held with various council departments and a number of assessments and studies will be undertaken; reports will be submitted with the planning application and may include:
 - landscape and visual appraisal;
 - transport statement;
 - ecological assessment; and,
 - economic impact assessment.
- a pre-application consultation report (PAC) will be created detailing the outcome of stakeholder and community involvement, including this event today highlighting where modifications have been made to the design as a result of feedback and comments.



▶ timetable

- it is likely that a Planning Permission in Principle application will be submitted in the first instance. This will establish the principle of the development and the overall concept. If this is consented by The Highland Council a more detailed application would be submitted, presenting the final design, layout and specifications.
- estimated timescales for bringing the project forward:
 - review of community comments - july 2019;
 - revise concept design, complete all assessments - september 2019;
 - application submission - october 2019;
 - determination by The Highland Council - january / february 2020;
 - detailed applications and reports submitted - may / june 2020;
 - possible start on construction - october 2020;
 - development opens - summer 2021.

▶ contributing to the process

- comments and feedback should be made by **4th july 2019**;
- please either hand your questionnaire to the design team at the consultation event today or send them to RFA:
- via post: RFA (Development Planning), Melford House, 3 Walker Street, Edinburgh, EH3 7JY
- via email: amelia@rickfincassociates.com
- comments submitted do not constitute formal representations to The Highland Council. There will be an opportunity to make a formal representation when a planning application is submitted in due course.