

## Former Black Isle Wildlife Park - Proposals for Holiday Village

### Pre Application Consultation - Addendum Note

This additional exhibition has been requested by The Highland Council, to allow a wider audience the chance to comment on the emerging proposals. The first exhibition was held in June, at the Munloch Village Hall. Information boards here today are the same as presented at the June exhibition, to ensure that all attendees can respond on the same proposals and issues.

However, since we presented the emerging proposals in June there has been further work undertaken to shape the development concept and provide additional detail. This is summarised below.

- **Amendment to the density and mix of accommodation proposed.** Removal of the touring caravan and motorhome area. Reduced density of static caravans and lodges (see table below).
- **An Extended Phase 1 Habitat Survey.** This ecological survey has recorded the habitats on and near the proposed site. It also explains what species of plants and animals could be present and suggests measures to be taken to protect habitats and species, should development take place.
- **Consultation with The Highland Council Transport Department.** Assessment to understand the constraints related to traffic / transport and opportunities for improvement.
- **Review of planning applications in the area.** To understand how the Council has responded to residential applications in the Munloch area over the last 5 years.
- **Consultation with Forestry and Land Scotland.** Discussion around what mutual benefits could arise by having the forest and the holiday park side by side. Exploring the possibility of accessing the holiday park through Bogallan Wood.

### Development Concept

An updated and amended indicative masterplan (to that on the exhibition boards) shows a low-density development within a parkland / eco setting. The touring caravan and motorhome element has been removed and a 40 bed hotel is included in the main 'hub' area. The tent area has moved to the west of the site.

### Mix of Accommodation

The development proposals contain a range and mix of possible accommodation, responding to market demand and need. Detailed specifications for accommodation units will be developed at later stages in the planning process.

Accommodation Type					
	Total	2 Bed	4 Bed	6 Bed	8 Bed
Static Caravans	95	45	35	10	5
Lodges (Rent)	35	15	10	10	-
Lodges (Private)	50	20	10	10	10
Glamping Pods	25	15	10	-	-
Tents	20	15	5	-	-

Accommodation Hub / Hotel					
Total Beds	Studios	2 Beds	4 Beds	6 Beds	8 Bed
40	5	20	10	3	2
<i>Other potential uses – Reception/ Offices/ Restaurant- Bar/ Shop/ Recreation Hall/ Gym/ Meeting Facilities.</i>					

### Summary

The proposals remain at an early pre-application stage and will be worked up as part of an application for Planning Permission in Principle. Accordingly, the above information and the masterplan will be subject to further review following comments from the community, further discussion with stakeholders, regulators and local business interests.