



Helmsdale & District Development Trust
Community Centre
Dunrobin Street
Helmsdale
KW8 6JA

10th October 2018

Pablo Mascarenhas
Community & Democratic Engagement Manager
The Highland Council
Inverness
IV3 5NX

Re: Representation Letters -Coupers Yard

Dear Pablo,

I write at this time on behalf of Helmsdale & District Development Trust in response to the two representation letters, dated 2nd October 2018, regarding our plans for Coupers Yard.

It is our intention to use the site at Coupers Yard to encourage sustainable development and relieve the current tourism pressures on Helmsdale. We believe, therefore, that the development of the site in question will in fact help resolve many of the issues detailed in the letters referred to above.

By way of further explanation I have listed below some of the actions that we will be taking as part of this project to address the concerns expressed –

- We are aware that the site lies within the 1 in 200 year coastal flooding extent and therefore this will be addressed through design and through the required assessments and discussions with SEPA.
- Bins will be provided at the campsite and it will be HDDT's responsibility to ensure the campsite as a whole is kept clean and tidy, which will reduce the amount of rubbish currently being left on the streets.
- Waste water disposal facilities will be provided for the first time in Helmsdale so there will be no need for campers to dump their waste water in the river or on the streets. Those staying in the campsite will have free access to this facility.
- Campsite rules will be created to ensure that everyone on-site has the best possible experience and the local residents are not negatively impacted by noise levels.

- We have been carrying out some market research to find out if the visitors to the village would use the camping facilities if they were made available and the feedback has been positive. We therefore believe our facilities at Coupers Yard would alleviate some of the problems currently being experienced as a result of unofficial overnight parking.
- Visitors using the glamping pods would use the local shops, restaurants and pubs and income from the campsite will also be re-invested back into the community through other HDDT projects therefore bringing a financial benefit to the community as a whole.
- Income from the campsite will contribute towards existing posts and will create at least 1 new post in the village therefore helping with local employment.

I am hopeful the above explanation helps reduce some of the fears expressed in the 2 representation letters received previously and would like to confirm that HDDT will be doing everything possible to maximise the social and economic benefits to the community with this and each of our other projects at this time.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Mary Stewart'.

Mary Stewart
Local Development Officer