



Title of Report:	Holiday and Leisure Parks Motorhome and Touring Van Infrastructure Improvements
Committee Report Submitted To:	The Leisure & Development Committee
Date of Meeting:	13 April 2022
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Local Economy
Outcome	Council contributes to an increasing tourism spend per visitor per trip
Lead Officer	Head of Tourism and Recreation

Budgetary Considerations	
Cost of Proposal	Infrastructure, Ballyreagh Field – Unknown Infrastructure Improvements, Sandhill Drive - £25,000 to £30,000
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	
Staffing Costs	

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

The purpose of the report is to seek Council approval to initiate Stage 1 of the Capital Project Management Process (proportional scoping, feasibility and outline business case) for the development of new Holiday and Leisure Park touring and motorhome facilities at Ballyreagh Road, Portrush. In addition, approval is sought to advance a design solution for access control measures at the Sandhill Drive motorhome facility, Portrush.

2.0 Background

The Council owns and manages 6 holiday and leisure parks, offering facilities for static caravans, touring caravans, motorhomes, tents, wooden holiday pods, and 1 Aire de Service facility for motorhomes. The Holiday and Leisure Parks offer a mix of facilities catering for 940 static vans, 350 touring sites, 42 camping sites and 23 pods.

3.0 Issues

Council Officers have been investigating opportunities to expand the provision of both touring and motorhome facilities. In recent years the demand for overnight facilities for motorhomes has seen a large increase and this has created a problem for those wishing to visit the area, and with the undersupply of sites, many motorhomes have resorted to unauthorised parking at unsuitable locations. In the summer of 2021, the Holiday and Leisure Park team opened both the Ballyreagh Field (See Annex A) and at a later date The Bowl, Causeway Street Portrush, to provide a temporary facility to accommodate the high demand for motorhome parking. This report proposes to carry out a business case to assess the potential for an economic return and at the same time alleviate the lack of capacity for motorhomes within the Borough.

Whilst the Portrush and Portstewart areas provide a significant number of touring pitches (Carrick Dhu and Juniper Hill - 150), the demand outstrips supply from the months of May to September. The proposed business case will assess the potential for the expansion of touring site provision in addition to motorhomes.

The Holiday and Leisure Parks team operate an Aire de Service at Sandhill Drive Portrush which has a maximum capacity of 12 pitches. This is a popular facility that can be used throughout the year. It currently operates under a Pay and Display system which is often difficult to manage in terms of 'policing' the payments and duration of stays. With this site being remotely managed by Holiday and Leisure Park staff in Carrick Dhu and Juniper Hill, Officers would like to investigate an integrated access control system to reduce the potential for abuse of payment and unauthorised parking in the motorhome facility and the adjacent coach and bus parking spaces.

4.0 Proposals

With regard to the potential infrastructure development at Ballyreagh Field for a motorhome and touring facility, Officers would like to appoint an integrated design team to complete an outline business case, outline design proposals and cost estimates, prior to reverting to the Leisure and Development Committee for consideration and advancement to Stage 2 of the Capital Project Management Process.

Council Officers propose to investigate a design solution for Sandhill Drive, Portrush, to address the access and control issues, along with unauthorised parking and revert to the Leisure and Development Committee with a designed and procured solution, prior to an investment decision.

5.0 Next Steps

In relation to the Ballyreagh Field proposal and subject to Elected Members consideration, the Holiday and Leisure Park Team, in conjunction with the Infrastructure Team will complete

on Stage 1 of the Capital Project Management Process. In addition, a design and procured solution for the access control for Sandhill Drive will be advanced in conjunction with the Estates Team, prior to reverting for Elected Members consideration and potential investment decision.

6.0 Recommendation

Elected Members are asked to approve:

- The advancement to Stage 1 of the Capital Project Management Process for Ballyreagh Field touring and motorhome facility (business case, costings and outline design).
- A design solution and procured costs for the access control for Sandhill Drive.

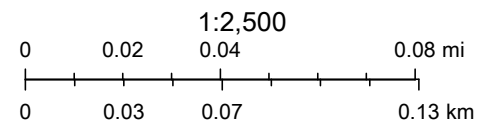
Ballyreagh Field Boundary



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 OSNI Orthophotography

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