



Title of Report:	Proposal for Extension to Benone Touring Facilities and provision of new Camping Cabins
Committee Report Submitted To:	Leisure and Development Committee
Date of Meeting:	21 April 2026
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Local Economy, Health and Engaged Communities Protecting and enhancing our environment and assets to promote our tourism offering locally and internationally. Prosperity, Health and Wellbeing and Cohesive Community
Outcome	Council contributes to an increasing tourism spend per visitor per trip. Council contributes to improving levels of business innovation in the Borough. The Borough comprises cohesive and stable communities. Improved access to our natural environment. Development of visitor economy and health and wellbeing opportunities
Lead Officer	Head of Tourism and Recreation

Estimated Timescale for Completion	
Date to be Completed	Q2

Budgetary Considerations	
Cost of Proposal	Stage 1 costs £30k - based on £2.5m Capital Project spend.
Included in Current Year Estimates	NO
Capital/Revenue	Capital
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	YES/NO
Legal Opinion Obtained	YES/NO

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:
	Screening Completed	Yes/No	Date:

Rural Needs Assessment (RNA)			
	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 this report is seek Elected Members' approval to initiate Stage 1 of Council's Capital Investment Process for infrastructure improvements at Benone Holiday and Coastal Park (scoping, feasibility and outline business case).

2.0 **Background**

2.1 In September 2023, Elected Members approved the findings of a Strategic Outline Case regarding the future of Benone Holiday and Coastal Park. The approval was subject to wider engagement with key stakeholders and the public, to ensure consultation and feedback to assist the Council decision-making process.

2.2 At the Leisure and Development Committee meeting held in January 2025, the findings from the stakeholder consultation were presented to Elected Members. The recommendation from the meeting was that Council agree to reconsider the findings from the 2023 Strategic Outline Case (SOC) and make a recommendation for an alternative approach.

2.3 Key actions for implementation included:

- Develop a series of short, medium, and long term interventions.
- Initiate a master planning process.
- Build on strengths of the Benone site and location.
- Identify opportunities for growth and quality improvement of experience.
- Identify measures to reduce inefficiencies.

3.0 **Key Issues**

3.1 Officers are currently working on a number of concepts for inclusion in a draft Blueprint for Benone Holiday and Coastal Park. Initial engagement has taken place with Limavady and Benbradagh Elected Members on opportunities for development and the completion of the Blueprint is expected in the first quarter of 2026. The range of concepts for consideration and the potential for a major reconfiguration of the offering at Benone, means that realisation of the Blueprint is likely to be medium to long term ie. 5+ years.

3.2 Elected Members are keen to see interventions in the short to medium term, therefore, to facilitate this Officers would like to initiate exploratory work on proposals that are seen to fit well with the current and future management of Benone Holiday and Coastal Park. These are:

- Expansion of the number of touring sites and refurbishment / additional amenities. (see **Annex A**)
- Introduction of new camping cabins that accommodate accessibility requirements to Changing Place standards.

- 3.3 The purpose of initiating Stage 1 is to allow Officers to undertake proportional scoping, an assessment of the feasibility and an OBC, and by doing so allows for low-risk /low-cost advancement of these proposals, that could potentially reduce delivery timescales, if approved within the final Blueprint document for Benone Holiday and Coastal Park. In addition, professional costing of the proposals will assist in the decision-making process for the Blueprint.

4.0 Suggested Interventions

4.1 Expansion of Touring Site

The Holiday and Coastal Park currently has 95 touring pitches located in a relatively small site. At peak periods this is a congested experience. The proposal for exploration is to refurbish the existing site and reduce the density of vans, providing a better-quality experience. As much of the infrastructure and staffing arrangements are geared towards servicing touring and motorhome provision, economies of scale could be achieved through the proposal for an additional 70 touring sites (subject to feasibility assessment).

As part of the Stage 1 process, additional work will be to assess the requirement for additional/refurbishment of shower and amenity facilities.

4.2 Provision of fully accessible camping cabins

It is proposed that initially two of the six standard camping cabins will be replaced by fully accessible units constructed to full Changing Places standards.

In line with Council's efforts to improve provision at Benone and strive to provide inclusivity, it is proposed to secure camping cabins that will feature the necessary standards and space for facilities including changing benches, ceiling track hoists, accessible toilet facilities etc.

For Members information, works are currently being undertaken to install a wet room in the only existing camping cabin that can be renovated to make it fully inclusive. The procurement of 2 additional cabins and the procurement of a mobile Changing Place facility (planned for Quarter 4) will make a significant improvement on the service that Council can provide in its efforts to fulfil on the inclusivity agenda.

5.0 Next Steps

- 5.1 Subject to Elected Members approval, Officers from the Tourism and Recreation Department will work with the Capital Infrastructure Team, to initiate the Stage 1 of the Capital Works process (scoping, feasibility and SOC) for refurbishment and expansion of the Benone Holiday and Coastal Park touring provision and in addition, the provision of 2 new camping cabins (Changing Places standards).

- 5.2 As a short-term action Officers will upgrade an existing Pod that has the capability to meet Changing Places standards and also procure a mobile Changing Places unit to service other camping cabin accommodation.

6.0 Recommendation

The Leisure and Development Committee is asked to recommend to Full Council, the approval for Council Officers to initiate Stage 1 of the Capital Works Process (scoping, feasibility and SOC) for the potential expansion touring site provision at Benone Holiday and Coastal Park.

Approval is also sought to advance to Stage 1 of the Capital Works Process for the design and feasibility for 2 x camping cabins that are fully DDA compliant and meet Changing Places standards.

Annex A

