

AGENDA ITEM 6

APPENDIX 2

SUPPORTING STATEMENT

Supporting Statement

Kitchen and Toilet Facilities

The application is to provide accessible cooking and toilet facilities local to the new wigwams, to support the new wigwam area. The pilot wigwam scheme demonstrated that the wigwam visitor experience would be enhanced with the provision of localised facilities which allowed visiting groups to congregate together for supervised domestic activities. The centre carried out research to source service pods which fit the location and context of the wigwams and other buildings of the centre. They would provide a valuable communal group cooking/wash up area which would be a focal point for social interaction out of the weather. This building is intended as a pilot to gauge usage for the current phase of wigwams. If this was deemed successful, applications for a further 1 or 2 pods may be submitted to service the other phases of wigwams. This would obviously be subject to further applications as required.

Current and Temporary Toilet Provision

It is proposed to retain the current toilet provision nearest the wigwams even though it is in poor condition and is housed in a building which is remote from some of the wigwams. The current provision is wheelchair accessible and although being fairly remote from the wigwam locations, it is the closest wheelchair accessible shower facility to this part of the site.

If permission is granted it is proposed to provide temporary portaloos for use during the construction period of the kitchen pod which will be removed when the facility is completed and operational.

Drainage

As the sleeping accommodation is remaining the same, the drainage loading will remain the same. The kitchen pod would be connected with a power supply, water and drainage. Drainage would be connected to the existing drainage line at the existing toilet block. Although these are new service buildings, these do not create additional load. The number of visitors will remain the same, therefore the capacity required for water and drainage will remain the same. Use of all the facilities at the centre are by appointment and advance booking only so visitor numbers can be carefully controlled in accordance with the figures provided to ensure there is no additional load.

Pod Design and Materials

The design of the pod is centred around a hexagonal shaped communal kitchen prep/cooking/eating area which is divided into 2 equal workspace areas. The entrance tail area of the pod provides the accessible toilet/washing facilities along with a smaller general purpose

WC. The design and finish is high specification to a high standard using locally sourced timbers such as larch and cedar from nearby Russwood. This will be in context with the high quality existing timber and stone materials used in the existing buildings at the centre.

Parking & Landscaping

The temporary hardstanding set down storage area during the construction of the 1st phase of wigwams is proposed to be retained as parking for the adjacent campsite as it is conveniently located to the new campsite. It will benefit camping groups to have local access for loading and unloading equipment. It will also be useful as a set down storage area for the construction of the further wigwam phases. It is proposed to mitigate the loss of planted landscaped area by introducing additional pockets of planting. This will be in particular around the perimeter clear fell areas in order to achieve minimum disturbance to wildlife in the surrounding areas and to ensure the recreational nature of the development is not compromised. This additional planting will help establish areas of the new planting more quickly and vary the structure of the planting. This is demonstrated in the accompanying updated landscaping proposals.

Ecology

We confirm that the site area is set within the previously clear felled area of the wider site. The area was surveyed prior to and following felling during the processing of other Planning applications on this area. These surveys did not identify any EPS species within the site area. These surveys are still relevant for the current application which is well within the felled area of the wider site. Use of the facilities at the centre are by appointment only, arranged by advance booking which means user numbers are carefully controlled so the parking or other facilities themselves will not encourage or generate additional numbers. This allows the centre to guarantee the maximum numbers they have specified and so protect the surrounding natural environment by adhering to this and implementing the education measures within the Visitor Management Plan.

Revision 1
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