Appendix 2

Summary of Applicant's Supporting Information

Planning Supporting Statement – provides the applicant's assessment of the proposal in the context of the provisions of the Development Plan and other material considerations. This indicates the extension is associated with an existing tourism facility which justifies its location in the countryside. The location is well-established, and the site boundaries lie within the overall cartilage of an existing Park. The nature of the development is inter-dependent with its adjacency to the existing Park and its countryside setting, in terms of attracting visitors, boosting the visitor economy and providing the rural environment for the facilities offered. The extension will utilise existing infrastructure for access, amenities, water, wastewater, electricity etc. The application site has no natural heritage designations and there is likely to be a negligible overall change in the biodiversity of the subject site and the surrounding area during the construction and operational phase. Traffic impacts associated with the proposed development has been quantified by an assessment using the TRICS database. This concluded that the level of peak hour traffic generation from the proposed development is extremely low. This is not unexpected as the nature of the development and the holiday accommodation land use is such that it does not typically generate large peak hour traffic volumes. Indeed, the overall two-way traffic movement over the typical 24-hour period is also very low. Due to the nature of the proposed development the traffic generation will be extremely low and will have no impact upon the safe operation of the main access route or junction with the B954. The site has no history of on-site flooding, nor does it lie within an identified flood risk area. With regards to drainage it is proposed to expand the existing sewage treatment plant. The foul water drainage scheme will utilise the natural topography of the site to feed additional treatment capacity downstream towards the eastern boundary of the site, and from there into the River Isla. Surface treatment in the park will continue to be gravel and grass, with hard surfaces consisting primarily of the static caravan roofs. Runoff from the caravans will be into the natural environment. The proposed extension will directly improve the scope and scale of available tourist accommodation within the area, on a year-round basis. It will also indirectly improve the local tourism economy, food and drink sector, golfing, skiing etc and further support the local Settlements, all at a time of significant economic threat. Each unit on the Park's proposed extension would be occupied for 201 days annually, with each unit spending £3,000 on site fees and charges, approximately £100 on other on-site expenditure and £53.61 per day on off-site expenditure. Each new unit will therefore generate £3,100 of on-site value and £11,419 of off-site direct expenditure per annum. Collectively, the 79 new units will generate £244,900 of on-site and £902,101 of off-site direct expenditure per year. As an extension to an existing park of similar or slightly greater size and scale (given the tourer pitches). The existing Park currently generates approximately £1.5m in local economic value and around 25 FTE jobs. Therefore, the whole Park, if permission is granted, would generate around £3 million for the local economy annually and support over 50 FTE jobs in the local economy.

Static Caravan Pitch Detail – this document provides a description of the caravan pitches. It indicates that each caravan pitch is formed by laying a geotechnical blanket onto the clay sold base, covered with Type 1 compacted hardcore of approximately 15cm depth. A pitch is typically 6m x 12m. Within this area, a concrete plinth of approximately 15cm depth, shuttered and poured onto the clay soil base is added to support the static caravan. The plinth is approx 3.3m x 6m. Each pitch is individually positioned off the circulation/access roadway, formed of a driveway of similar makeup to the pitch i.e. compacted hardcore. The circulation/access roads are also formed using a geotechnical blanket, overlaid with hardcore onto the clay soil base.