SUPPORTING STATEMENT

Variation of condition 2 of 19/01521/FUL (Proposed additional 10 guest accommodation lodges on two separate sites within the existing holiday village, including associated external works) - To allow for slight increase in the plantroom size requirement.

This supporting statement should be read in conjunction with the following drawings:

Drg. No. 18/2156/ (02) 007 P1 – Proposed Woodland Lodge 03 - 06
Drg. No. 18/2156/ (02) 008 P1 – Proposed Woodland Lodge 07 – 10
Drg. No. 18/2156/ (02) 009 P1 – Proposed Woodland Lodge Elevations.

The proposed development was approved by Wiltshire District Council 20th March 2020 under planning application ref: 19/01521/FUL and commenced on site November 2022.

Through detailed design of the proposed lodges, it has become apparent that to comply with the current building regulations in a meaningful manner, a larger plant space is required to accommodate all the necessary plant and equipment.

Demonstrating a pass under the current building regulations with photovoltaic panels may satisfy the requirement, but Center Parcs are not the type of business that wants to be associated with "ticking boxes" just to comply.

The addition of photovoltaic solar panels to reduce the energy consumption to comply with AD Part L would allow the lodges to remain as previously designed, but solar panels in a forest would not work.

The plant rooms and in tern the lobby, need to increase by less than 300mm to allow sufficient space to accommodate the additional plant. The additional floor area is within the cartilage of the proposed construction area and would have no impact on ecology or arboriculture. All root and tree protection identified in the Treework Arboricultural Method Statement (April 2022) will be adhered to.

All information supporting the original application set out in the design and access statement dated December 2018 are still relevant.

The alterations to the approved scheme are only necessary through changes in legislation, they will have no additional negative impact on the environment and are so minimal do not affect the design intent of the lodges and should therefore be approved.