

**PROPOSED 'THE BUBBLING TOAD' ACTIVITY HUTS AT:
VOGRIE COUNTRY ESTATE, GOREBRIDGE, EH23 4NU**

INTRODUCTION

The proposal is for the installation of new activity huts within an area of Vogrie Country Estate. The new activity huts are to provide a magical interactive experience and activities for children and families. This experience is to be provided by the company 'The Bubbling Toad', see executive summary.

EXISTING SITE AREA

The area of land in Vogrie that will be used for the new activity huts currently is a public sitting area that has a fire pit and grill area for BBQs. These can be booked out for private use but is mainly available for the public. This is one of two areas that are like this, with the other area being located adjacent to the application site.

HOW THE PROPOSAL WILL AFFECT VOGRIE

Despite the applicant being a separate company not associated with Vogrie Country Estate, the new activity huts are to be an extension of the existing activities that are already being provided at Vogrie. Vogrie Country Estate is a public park with a multitude of countryside walking paths, public play parks, café and much more, all which families and children actively use. The Bubbling Toad is to appeal to that existing demographic at Vogrie, while also providing something new and unique.

At the Bubbling Toad, you will be able to rent the Party Huts and Fire Pit for parties, celebrations, and gatherings, thus not only keeping the same private hire service the current site offers, but providing more since the huts will provide warmth and shelter on colder days, which will encourage more visitors to Vogrie on days that normally wouldn't have as many visitors.

The applicant has been in discussions with the countryside and land manager at Vogrie, Justin Venton, about the installation of the huts, to which he supports this idea and thinks that the Bubbling Toad will help enhance and complement the existing facilities.

Since the Bubbling Toad is to be in conjuncture with Vogrie, the huts are to use the existing service that Vogrie has. The site is located roughly 85m away from the public toilets that are available to use at Vogrie. These toilets are situated within the car park, which has an unlimited amount of car parking spaces within their regular car parking area and in the overflow car park, so reduction in available spaces for the new huts is not a problem. Additionally, the new huts will use the existing waste and recycling collection located within Vogrie. This whole venture has been designed and is with the full support of Midlothian Council's management team at Vogrie Country Estate.

IMPROVEMENTS TO SITE

As part of the proposal, two existing cherry trees and areas of hedgerow are to be removed. To compensate for this, three new trees are to be planted or the existing cherry trees are to be replanted and an additional new tree is to be planted if possible and new hedges are to be planted into place of the existing site entrances.

To limit the ground disruption and potential effect the new huts could have to the trees and tree roots, the huts are to be supported upon EasyPAD (or similar approved) foundation pads. These pads don't require much space or depth to provide their support and they help elevate the huts from the ground and are designed to be used in areas with trees, so the existing roots are not affected.