

Item 6:

DC/19/2949/COU

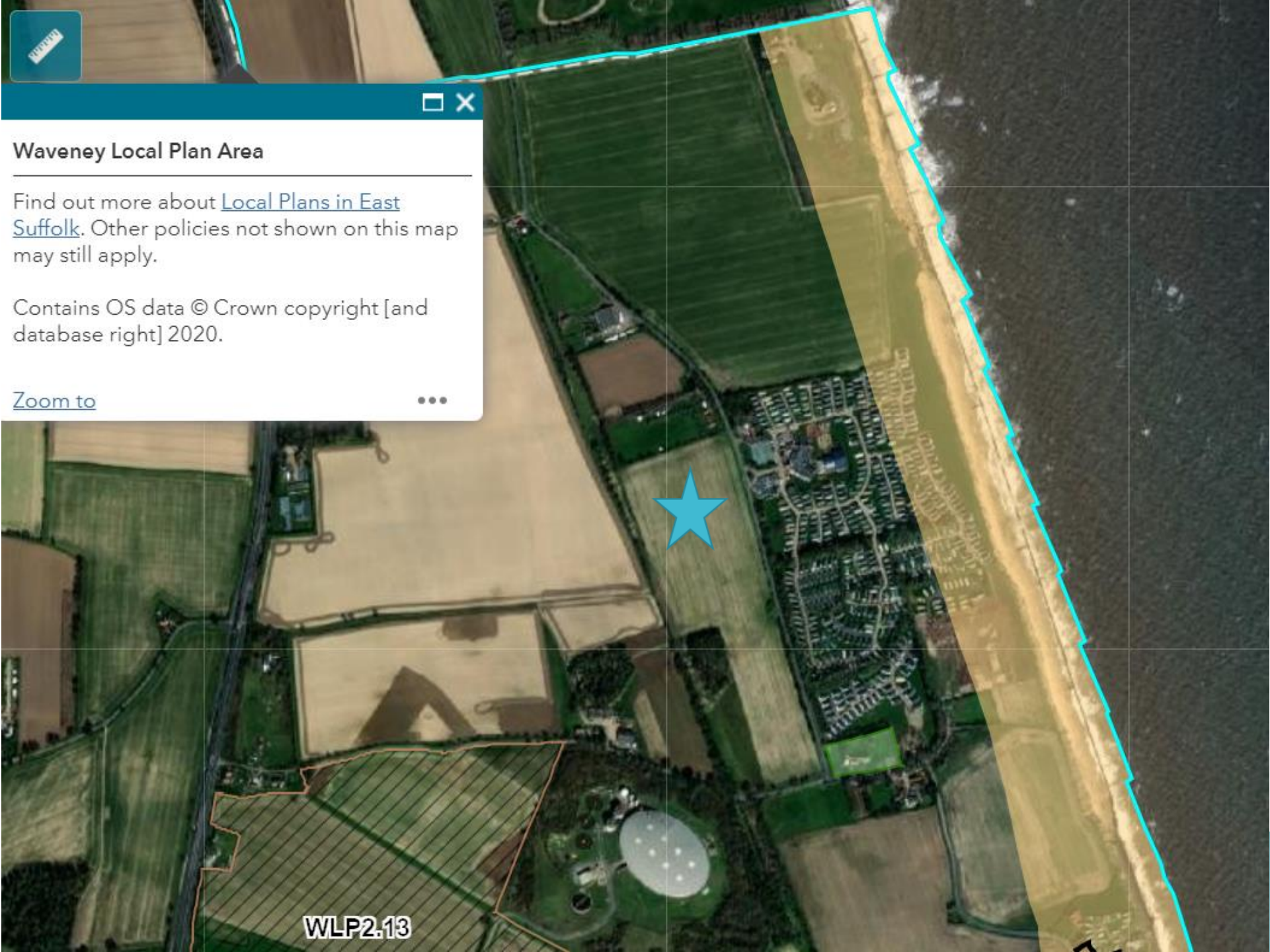
Use of land for the stationing of static holiday caravans, construction of footway/cycle way, church parking area and associated works.

Land Adjoining Broadland Sands Holiday Park,  
Coast Road, Corton, NR32 5LG









### Waveney Local Plan Area

Find out more about [Local Plans in East Suffolk](#). Other policies not shown on this map may still apply.

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[Zoom to](#)



WLP2.13





BROADLAND SANDS HOLIDAY PARK  
Coast Road  
Corton  
Lowestoft  
NR32 5LG

LOCATION PLAN - RUPC.1

1/2500 at A2 - July 2019



Viewpoint 1: View from Coast Road, adjacent to eastern edge of the site, looking west.

## Lefthand View



## Viewpoint Details:

Viewpoint ID: 1  
Map Co-ordinates: TM 53650 98403  
Height at Ground Level: 11.9m AOD  
Approx. Distance to Site: 0m  
Direction of Site: East

Date of Photo: 27/09/17  
Weather Conditions: Sunny with light cloud  
Surveyor: WH  
Angle of View: 180°  
Distance from Viewer: 400mm

Receptors: PRoW

## Righthand View



## Viewpoint Location Plan



Viewpoint 2: View from junction of Coast Road, Church Lane and Stirrups Lane, adjacent to Saint Bartholomew Church, (Listed Building) looking north west across the site.

#### Viewpoint Details:

Viewpoint ID: 2  
Map Co-ordinates: TM 53790 298020  
Height at Ground Level: 13.9m AOD  
Approx. Distance to Site: 14m  
Direction of Site: South east

Date of Photo: 27/09/17  
Weather Conditions: Sunny with light cloud  
Surveyor: WH  
Angle of View: 120°  
Distance from Viewer: 400mm

Receptors: P10W, Listed Building



#### Viewpoint Location Plan





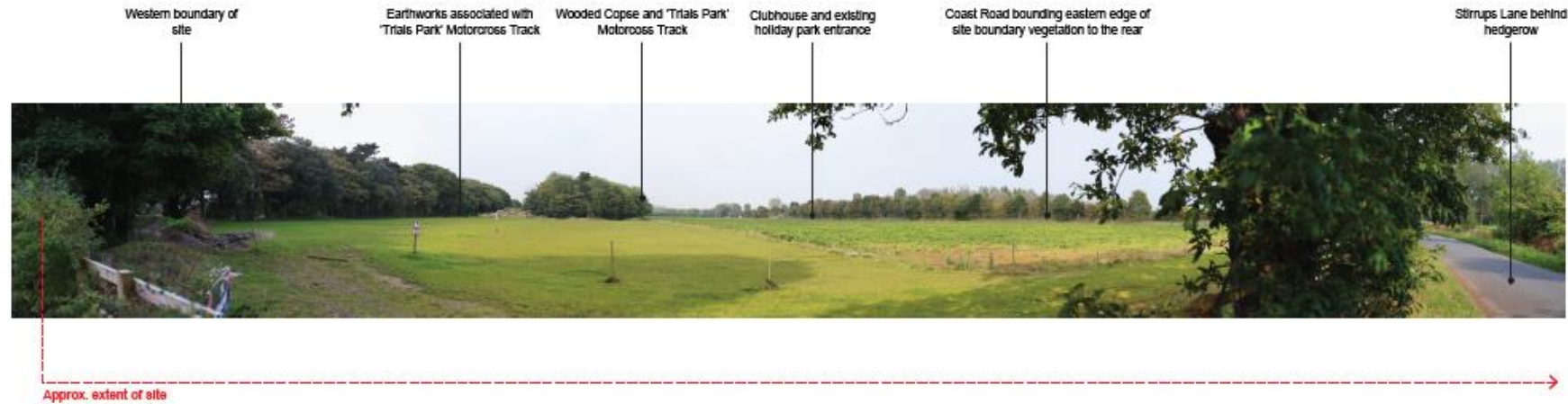
Viewpoint 3: View from Stirrups Lane, adjacent to south west corner of site, looking north.

Viewpoint Details:

Viewpoint ID: 3  
Map Co-ordinates: TM 53684 97987  
Height at Ground Level: 14.5m AOD  
Approx. Distance to Site: 11m  
Direction of Site: South west

Date of Photo: 27/09/17  
Weather Conditions: Sunny with light cloud  
Surveyor: WH  
Angle of View: 120°  
Distance from Viewer: 300mm

Receptors: PRoW



Viewpoint Location Plan



Viewpoint 4: View from Stirrups Lane looking east towards the site and western extent of the existing holiday park.

Viewpoint Details:

Viewpoint ID: 4  
 Map Co-ordinates: TM 53158 98047  
 Height at Ground Level: 13.3m AOD  
 Approx. Distance to Site: 425m  
 Direction of Site: West

Date of Photo: 27/09/17  
 Weather Conditions: Sunny with light cloud  
 Surveyor: WH  
 Angle of View: 90°  
 Distance from Viewer: 500mm

Receptors: P10W



Viewpoint Location Plan





Viewpoint 5: View from PRoW, located within arable field, between Coast Road and A12 looking south south-east towards the site.



#### Viewpoint Details:

Viewpoint ID: 5  
Map Co-ordinates: TM 53183 99125  
Height at Ground Level: 13.1m AOD  
Approx. Distance to Site: 665m  
Direction of Site: North

Date of Photo: 27/09/17  
Weather Conditions: Sunny with light cloud  
Surveyor: WH  
Angle of View: 90°  
Distance from Viewer: 500mm

Receptors: PRoW

#### Viewpoint Location Plan



Viewpoint 6: View taken along coastal path, looking south towards existing holiday park.



#### Viewpoint Details:

Viewpoint ID: 6  
 Map Co-ordinates: TM 53652 96921  
 Height at Ground Level: 5.2m AOD  
 Approx. Distance to Site: 442m  
 Direction of Site: North west

Date of Photo: 27/09/17  
 Weather Conditions: Bright with light cloud  
 Surveyor: WH  
 Angle of View: 90°  
 Distance from Viewer: 500mm

Receptors: PRow, Coastal Path

#### Viewpoint Location Plan





Previous Scheme:  
DC/18/0813/COU

Approx 250  
Caravans on the site





# Current Application: Proposed Masterplan





DC/19/0920/COU

60 Caravans



Highway  
Network





# Vehicular Trip Rates for the 159no. Caravans

TIME RANGE	ARRIVALS (PER UNIT)	DEPARTURES (PER UNIT)	TOTALS
08:00 – 09:00 (Assumed network AM peak)	0.032 (5 No.)	0.041 (7 No.)	13 No.
17:00 – 18:00 (Assumed network PM peak)	0.169 (27 No.)	0.089 (14 No.)	43 No.
Totals	(32 No.)	(21 No.)	<b><u>53 No. trips</u></b>
11:00 – 12:00 (Predicted holiday park peak)	0.071 (11 No.)	0.201 (32No.)	43 No.

# Site Access

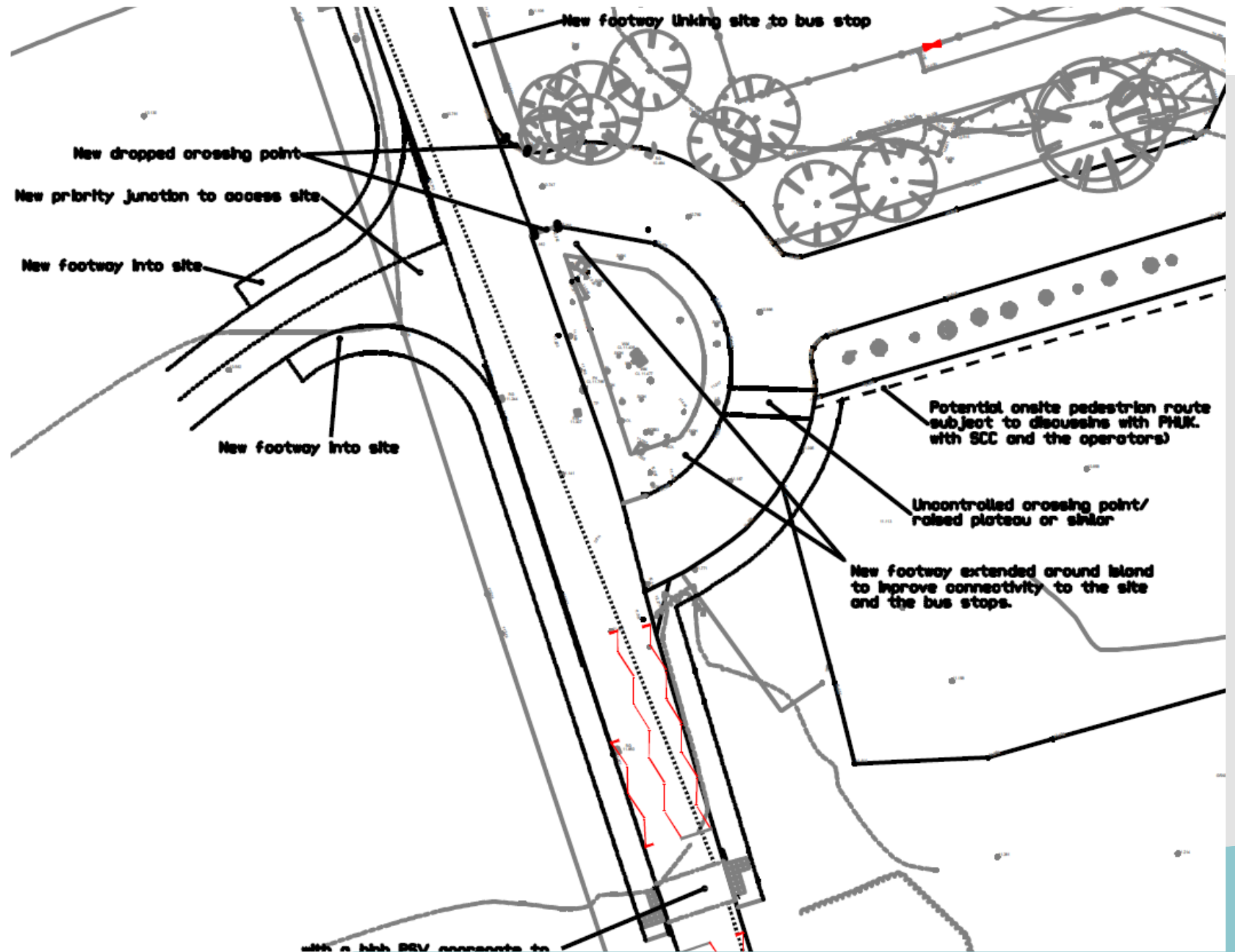




# Site Access

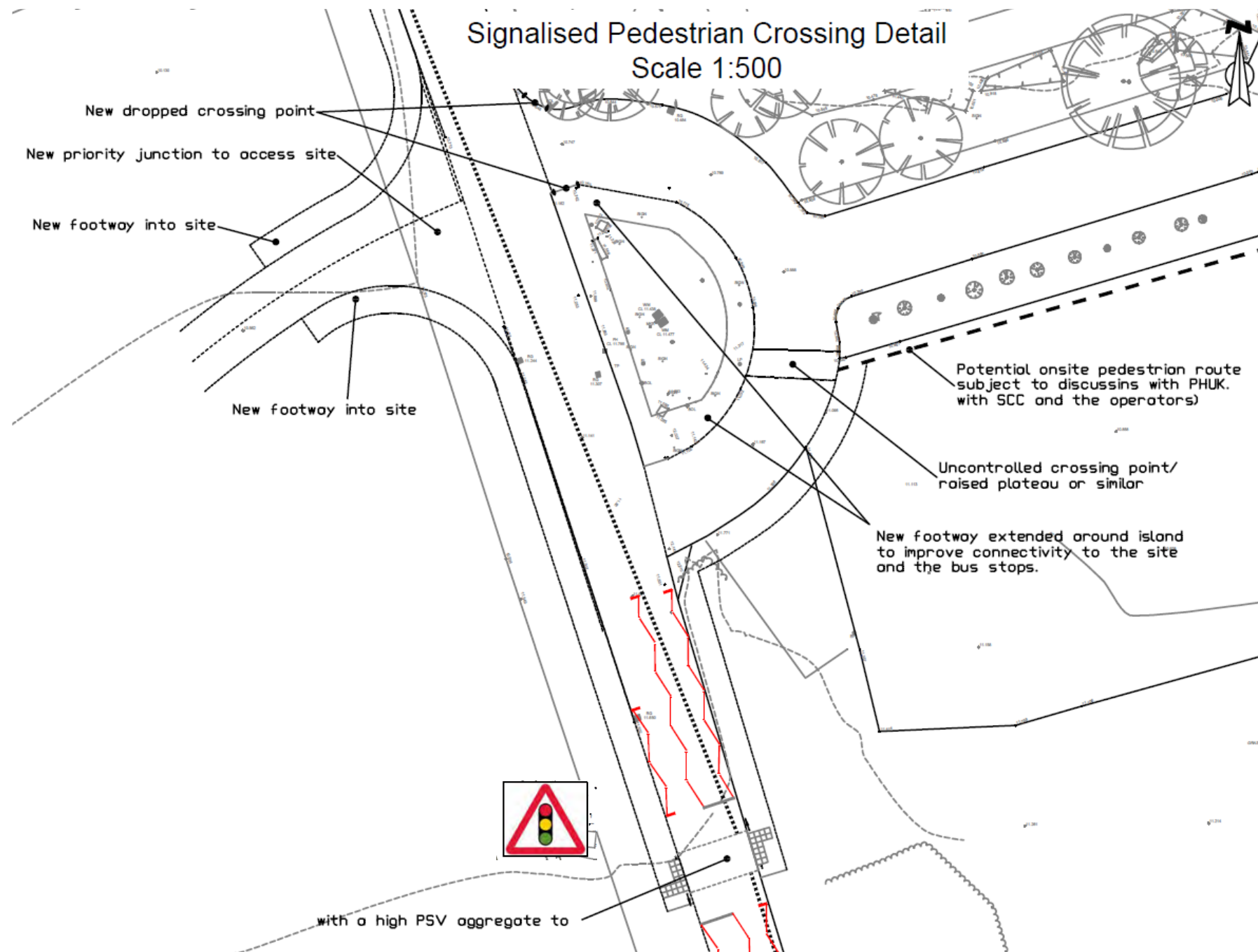


# Site Access

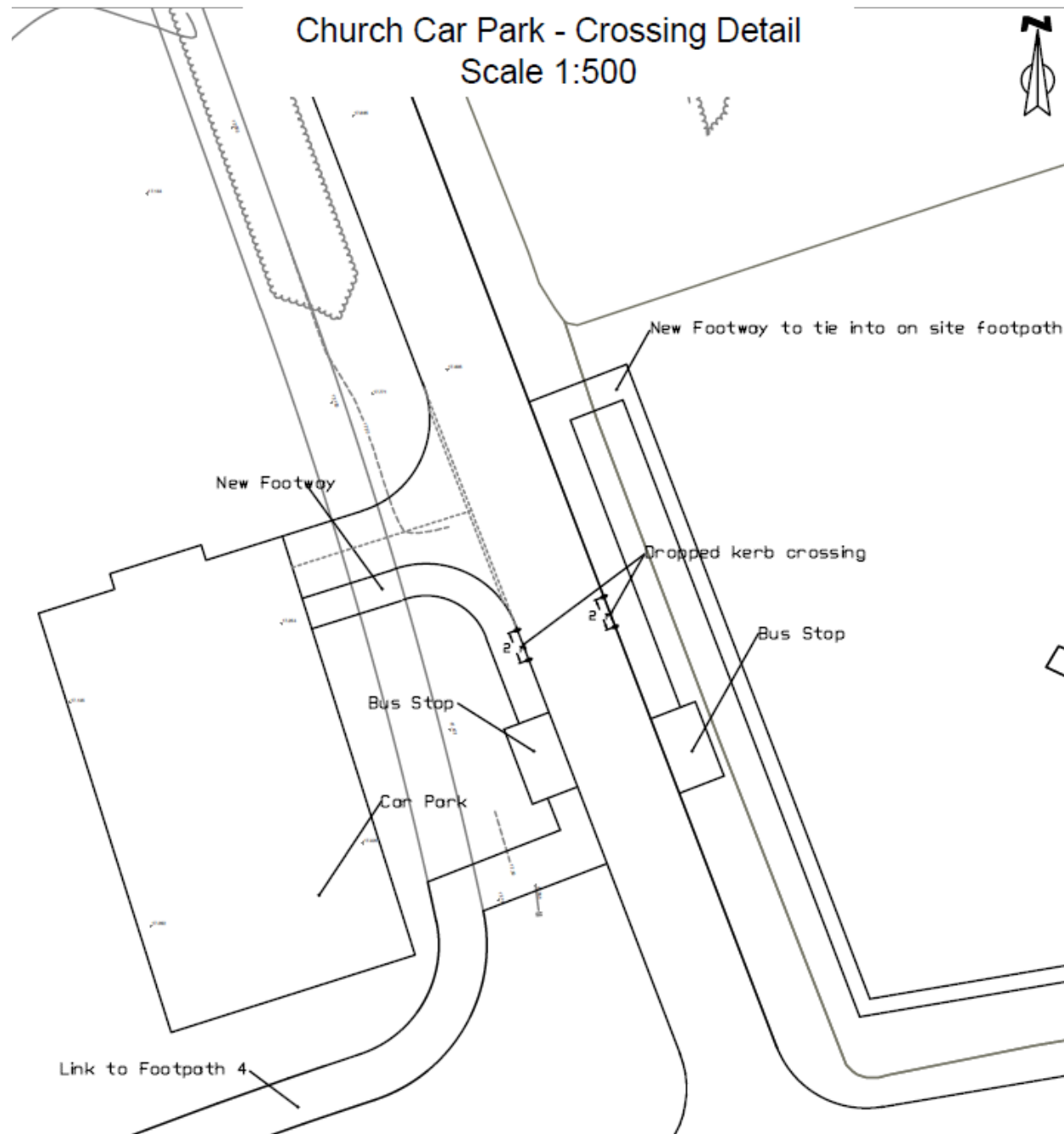




# Signalised Pedestrian Crossing



# Church Car Park and Crossing

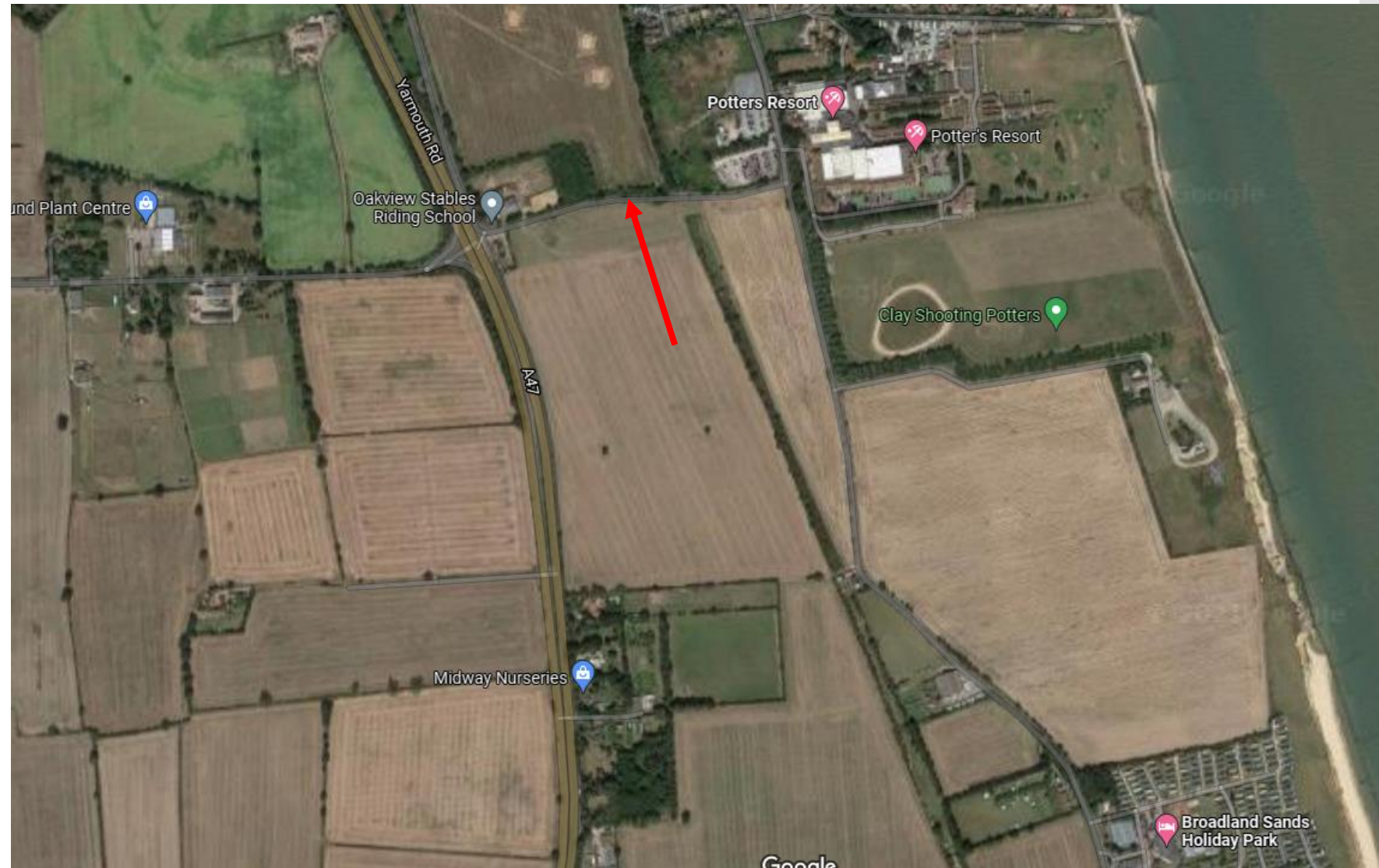




# Church Car Park and Crossing



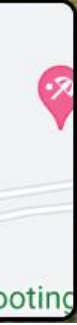
# Longfulans Lane Works







w - Aug 2021



Google





- Aug 2021

sort

Clay

Google



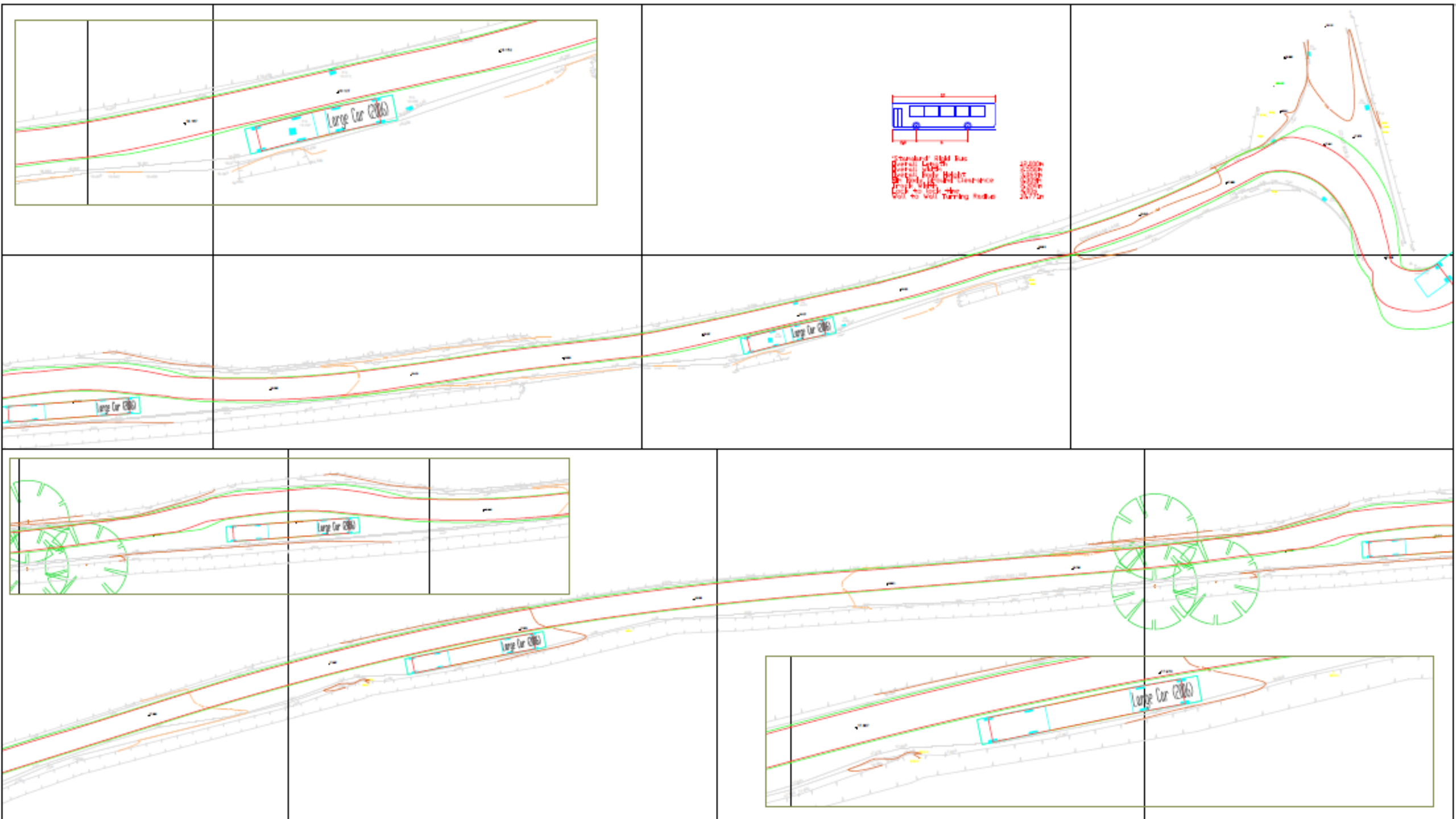


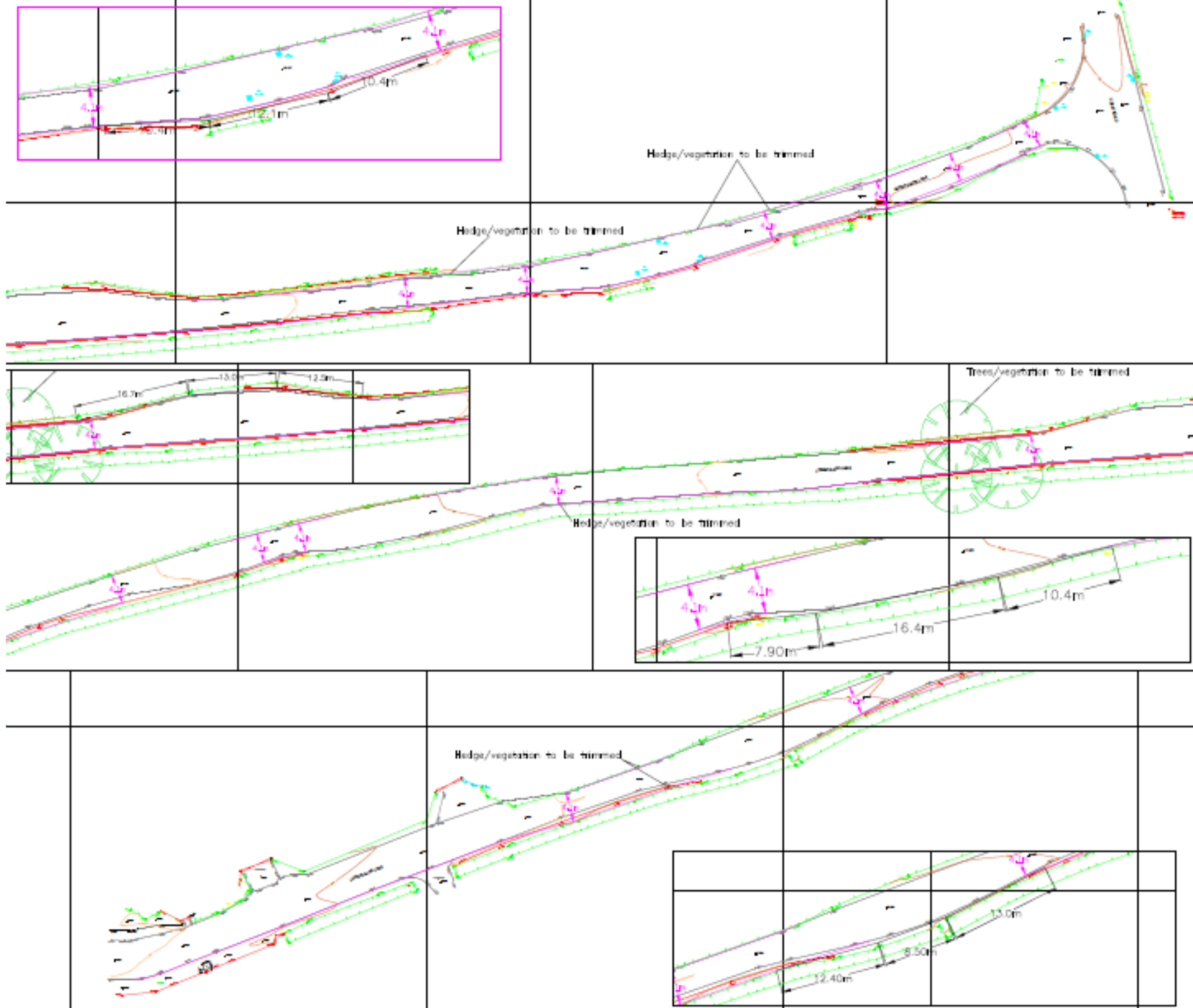
Aug 2021



Google

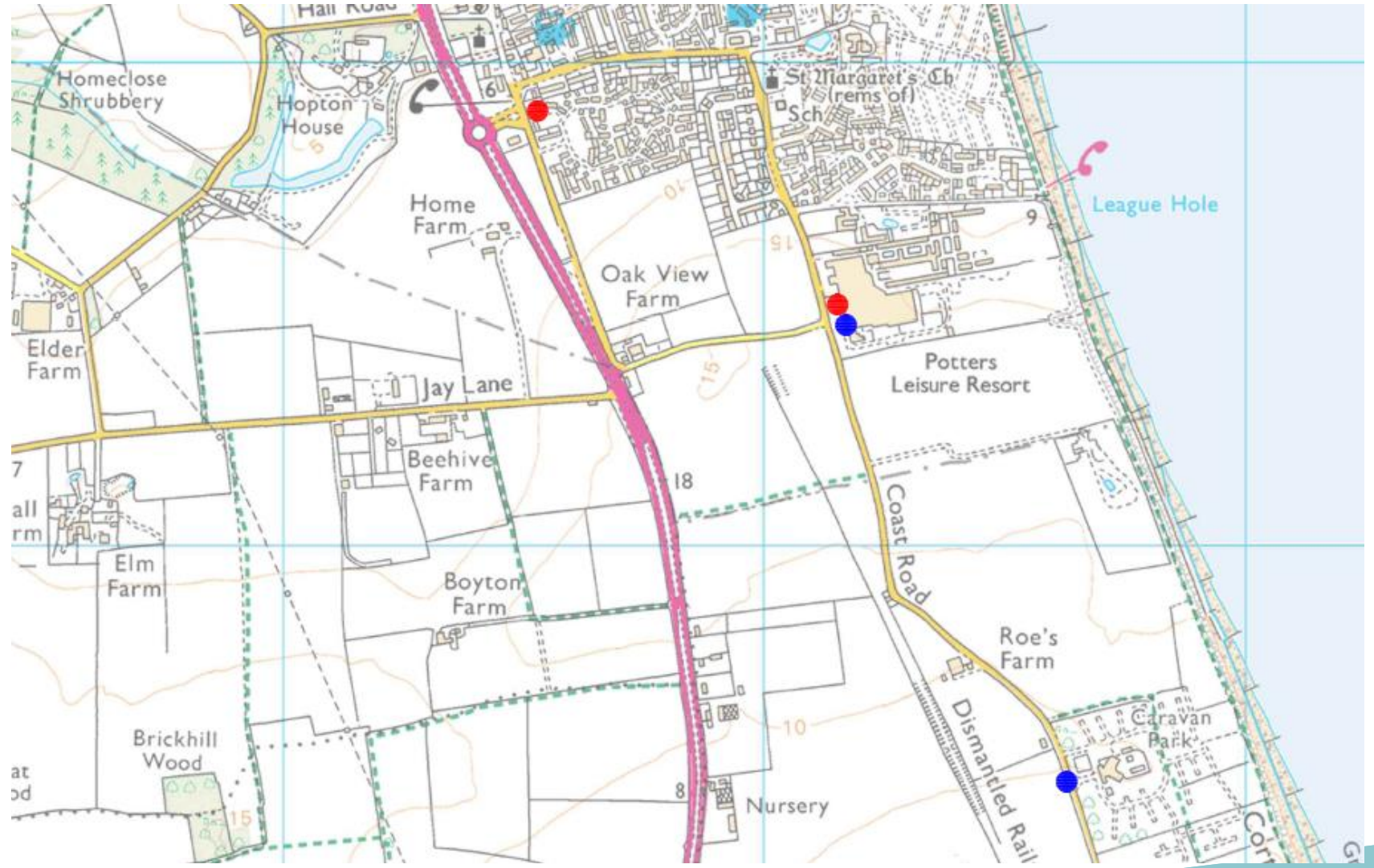









# Potential Signage Strategy



# Potential Signage Strategy




# Material Planning Considerations and Key Issues

- Principle of Development
  - Planning History – comparison to previously refused scheme
  - Heritage Impact – setting of the Church
  - Highways Matters
  - Coastal Erosion and Rollback
  - Economic Benefits of the Development
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.



# Recommendation

**Delegate Authority to Determine the Application (to Approve) to the Head of Planning and Coastal Management**, subject to:

- those 17no. conditions detailed in full in the Update Sheet (paragraph 1.4);
  - subject to per-unit RAMS contribution being secured prior to determination; and
  - subject to conditions related to highways matters as recommended by Suffolk County Highways Authority and finalised by officers.
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.



Service	Local Destinations Served		Service Provider	Comment
1/1A	Lowestoft – Gorleston – Great Yarmouth - Martham	Every 30 minutes (Mon – Sat), 60 min (Sun)	First in Norfolk & Suffolk	Both directions