

Item: 6

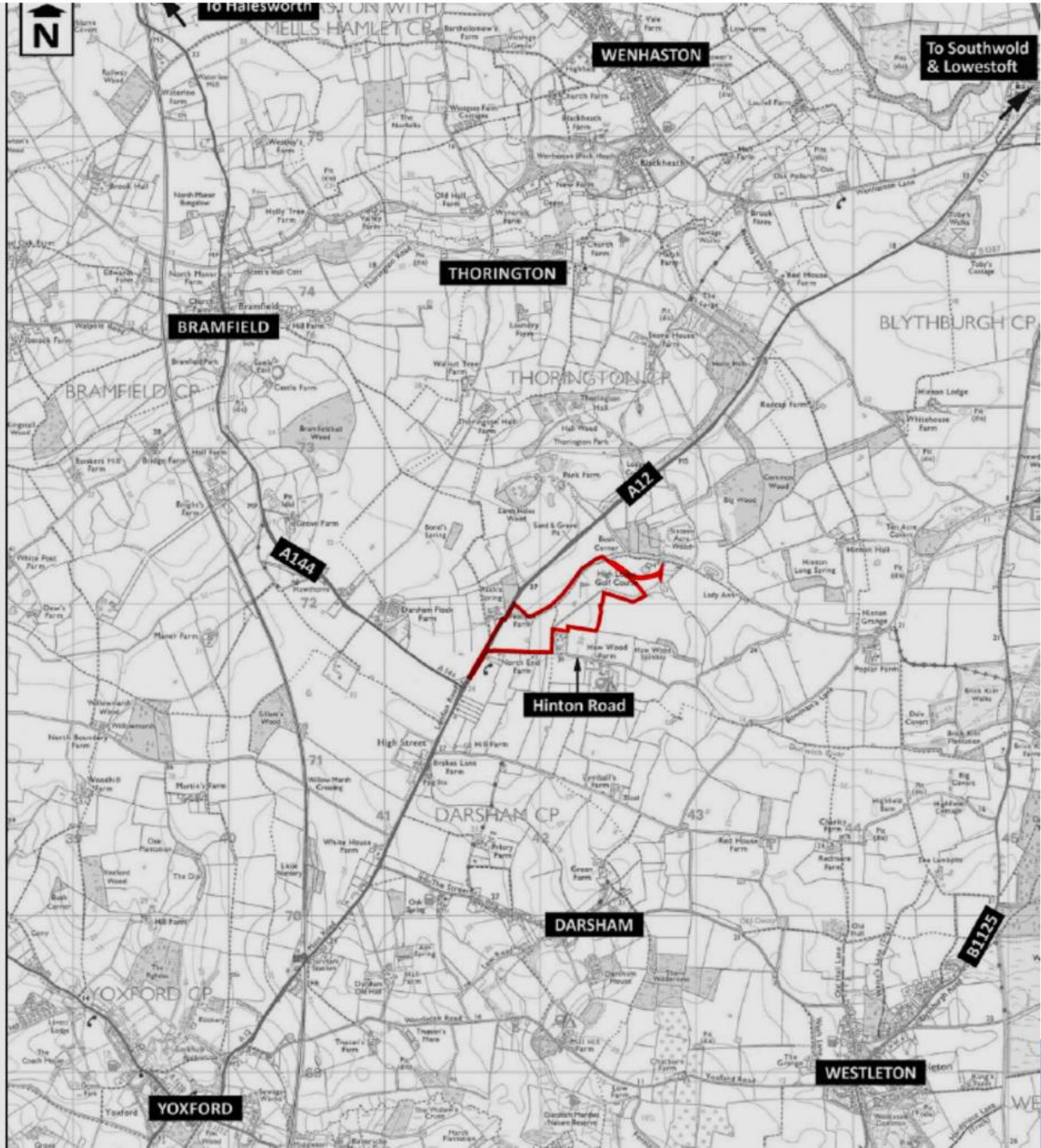
DC/20/3142/FUL

Redevelopment of golf course and vacant paddock land for the siting of 170 holiday lodges, 3 tree houses, new Facilities Building, Maintenance and Housekeeping Building, car parking and associated highway works.

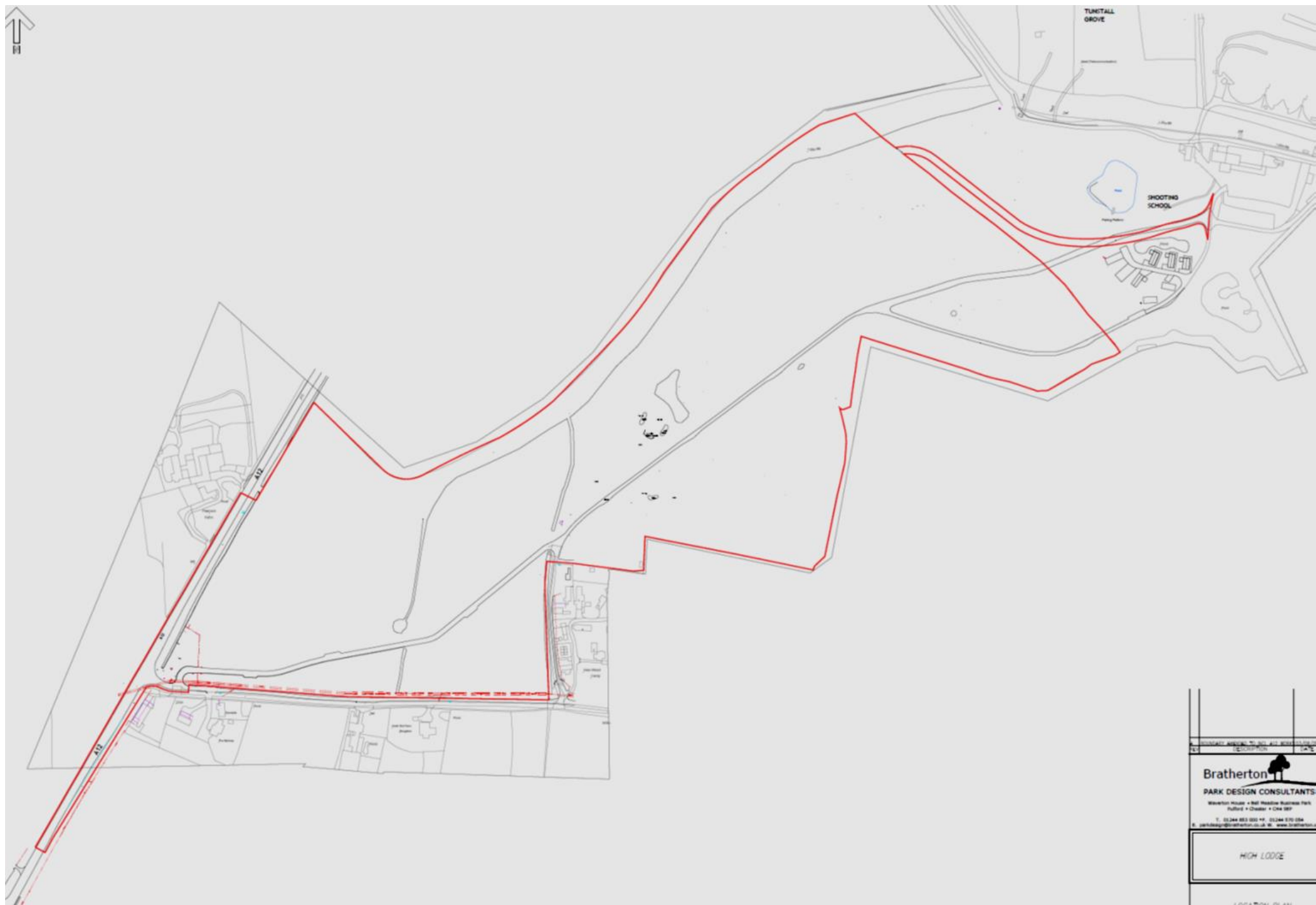
High Lodge Leisure, Darsham Road, Hinton IP17 3QT



Site Location Plan



Site Plan



BRATHERTON PARK DESIGN CONSULTANTS LTD

**Bratherton**

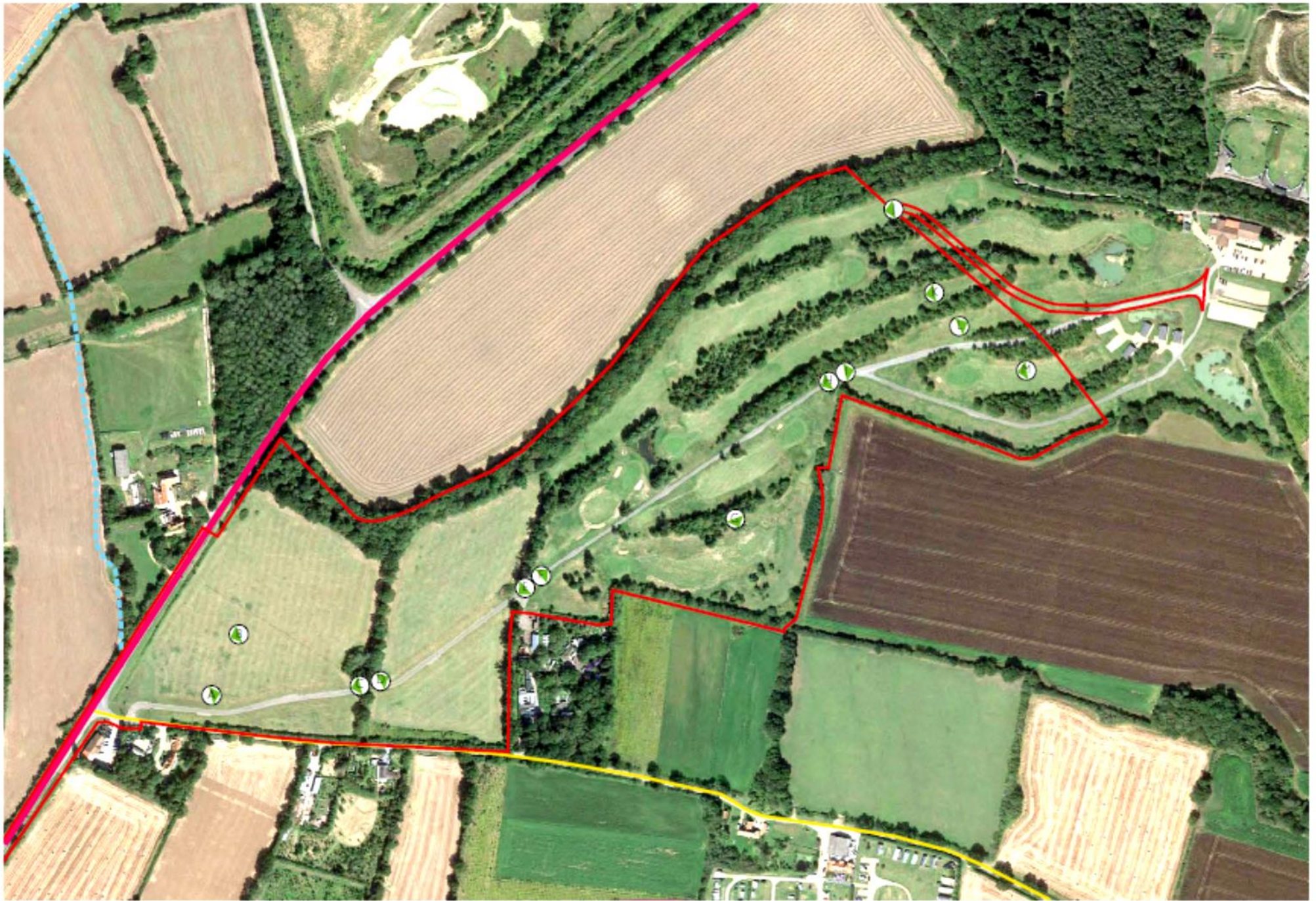
PARK DESIGN CONSULTANTS

Waverley House • 841 Waverley Business Park
Fulford • Chester • CH4 9EP

T: 01244 883 000 • F: 01244 870 004
E: info@bratherton.co.uk • W: www.bratherton.co.uk

HIGH LODGE

LOCATION PLAN



Block Plan





62x20 (18.90X6.10) 5 BEDROOM LODGE - 4 no.



46x20 (14.02x6.10) 4 BEDROOM LODGE - 49 no.



42x20 (12.80X6.10) 3 BEDROOM LODGE - 57 no.



38x20 (11.59X6.10) 2 BEDROOM LODGE - 38 no.



36X20 (10.98X6.10) 1 BEDROOM LODGE - 22 no.



Photographs From A12

PLATE NO. 9 - VIEWS TOWARDS THE SITE



Viewpoint 3 - View from entrance to local footpath on verge of A12 looking east across the application site



Viewpoint 4 - View from London Road (A12) looking north east into application site



Viewpoint E -



Viewpoint F -

- 62x20 (18.90x6.10) 5 BEDROOM LODGE - 4 no.
- 46x20 (14.02x6.10) 4 BEDROOM LODGE - 49 no.
- 42x20 (12.80x6.10) 3 BEDROOM LODGE - 57 no.
- 38x20 (11.59x6.10) 2 BEDROOM LODGE - 38 no.
- 36x20 (10.98x6.10) 1 BEDROOM LODGE - 22 no.
- TREE HOUSES 2 BEDROOM - 3 no.





Viewpoint I -



Viewpoint I -

Photographs



Viewpoint 5 - View from Hinton Road looking north towards the southern boundary tree belt of the application site

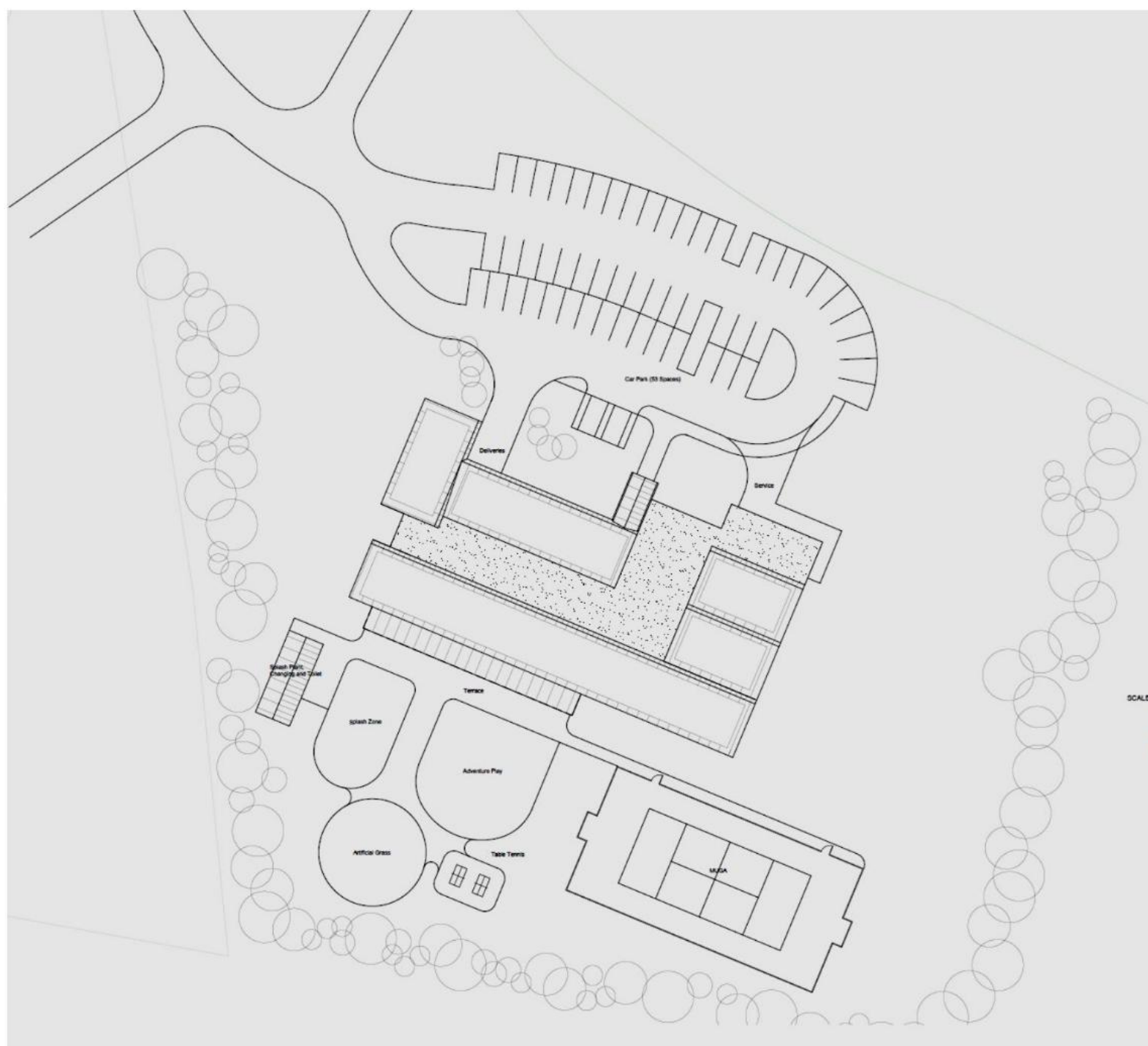


Viewpoint 6 - View from Hinton Road by Haw Wood Farm, looking north west towards the application site over off site hedgerow boundaries

Road Improvements

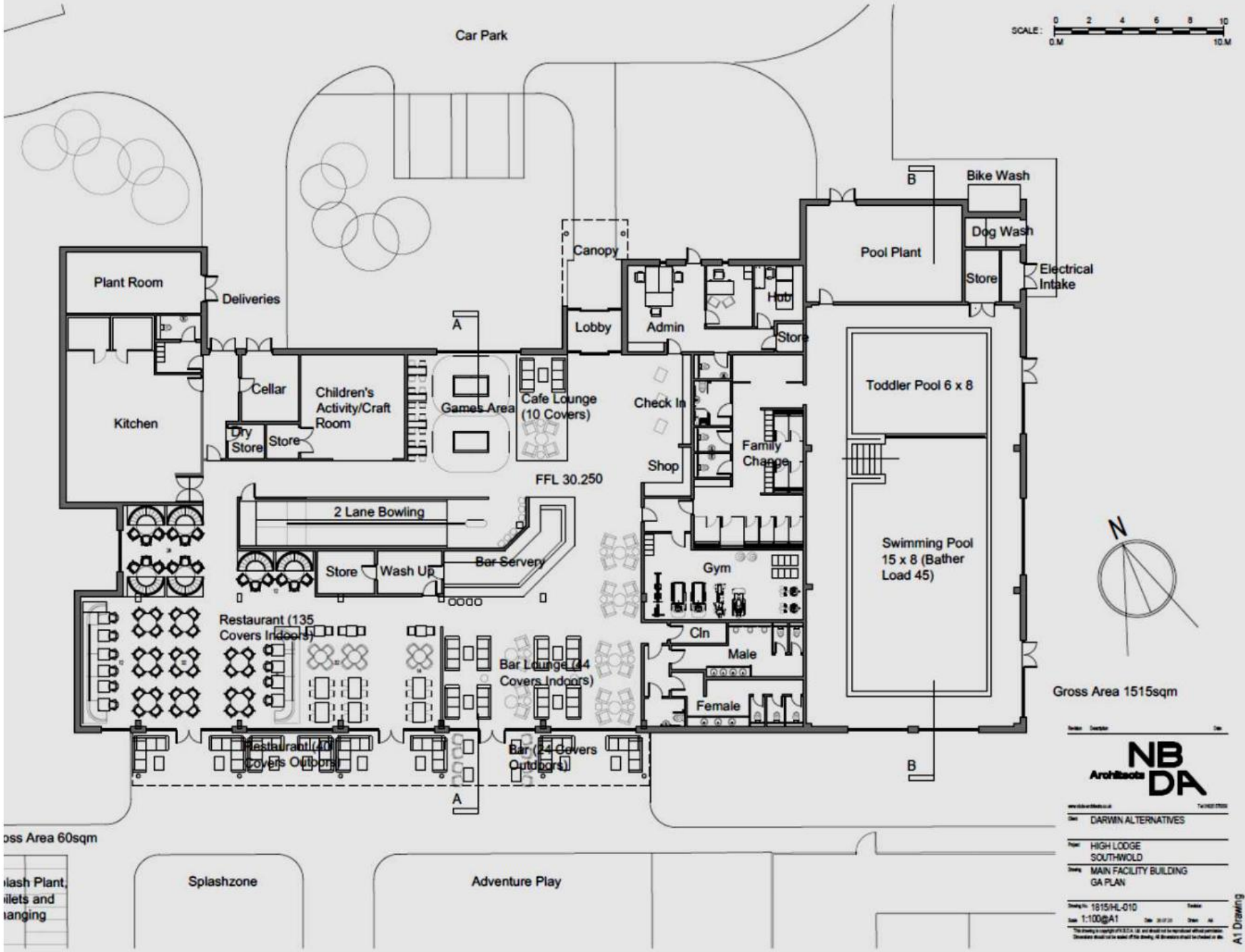


Proposed Block Plan Facilities building



[to Recommendation](#)

Proposed
Floor Plan
Facilities
building



Main
facility
building



levation



levation



levation

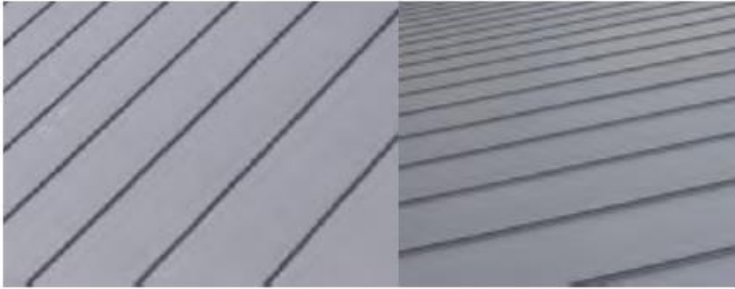


levation

SCALE :
1

- Materials**
- 1 Zinc Standing Seam Roof
 - 2 PV Panels
 - 3 Sloping Zinc Standing Seam Fascia
 - 4 Vertical Zinc Standing Seam Fascia
 - 5 Zinc Angled Standing Seam Cladding
 - 6 Red Multi Stock Brickwork





1. Standing Seam Roof



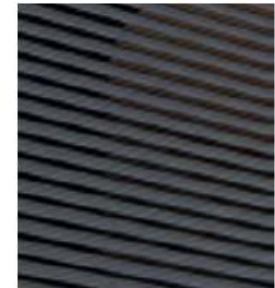
2. Photo Voltaic Panels



7. Black Stained Vertical Timber Cladding



5. Angled Standing Seam Zinc Wall Cladding



9. Black Aluminium Louvres

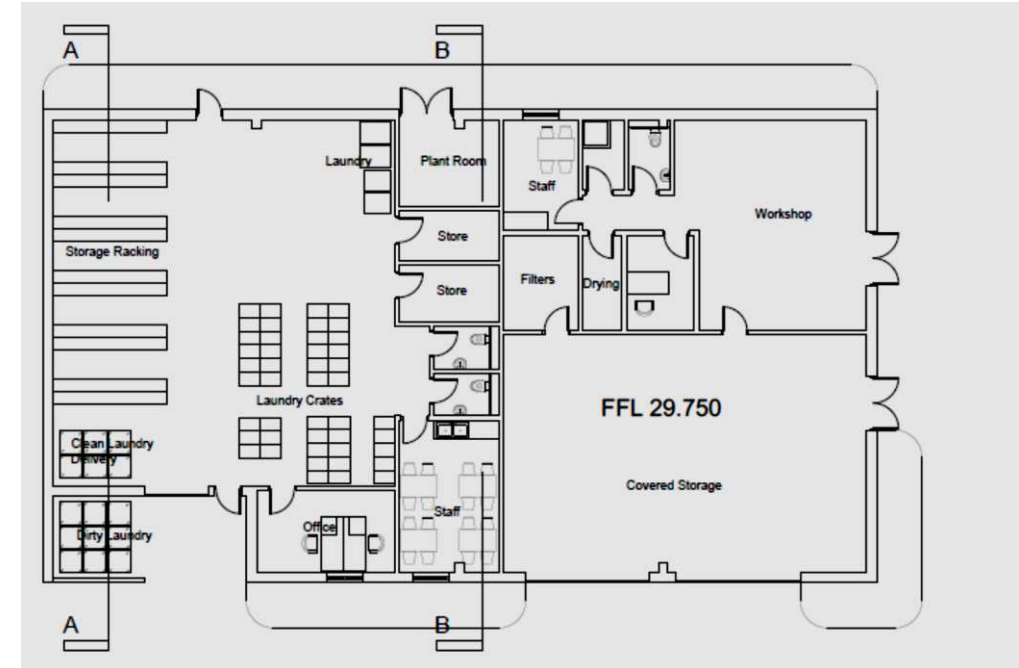
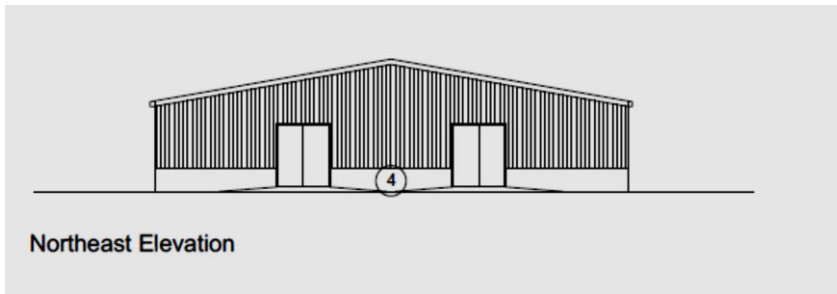
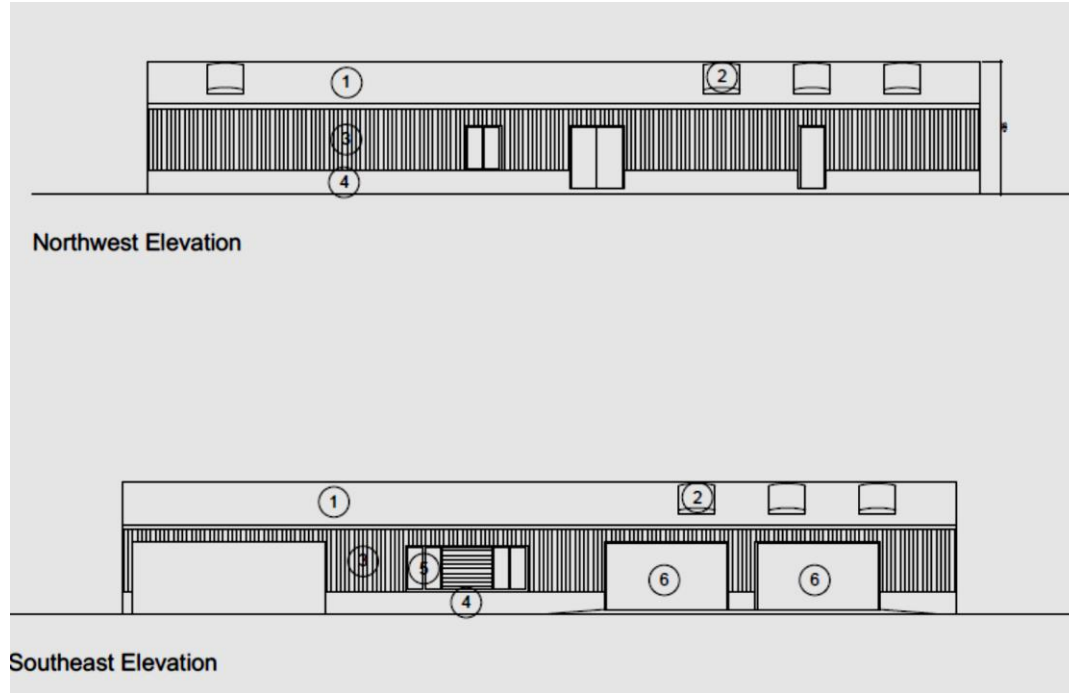


6. Red Stock Brickwork



10. Dark Multi Stock Brick Plinth

Maintenance building





C Elevation



A Elevation

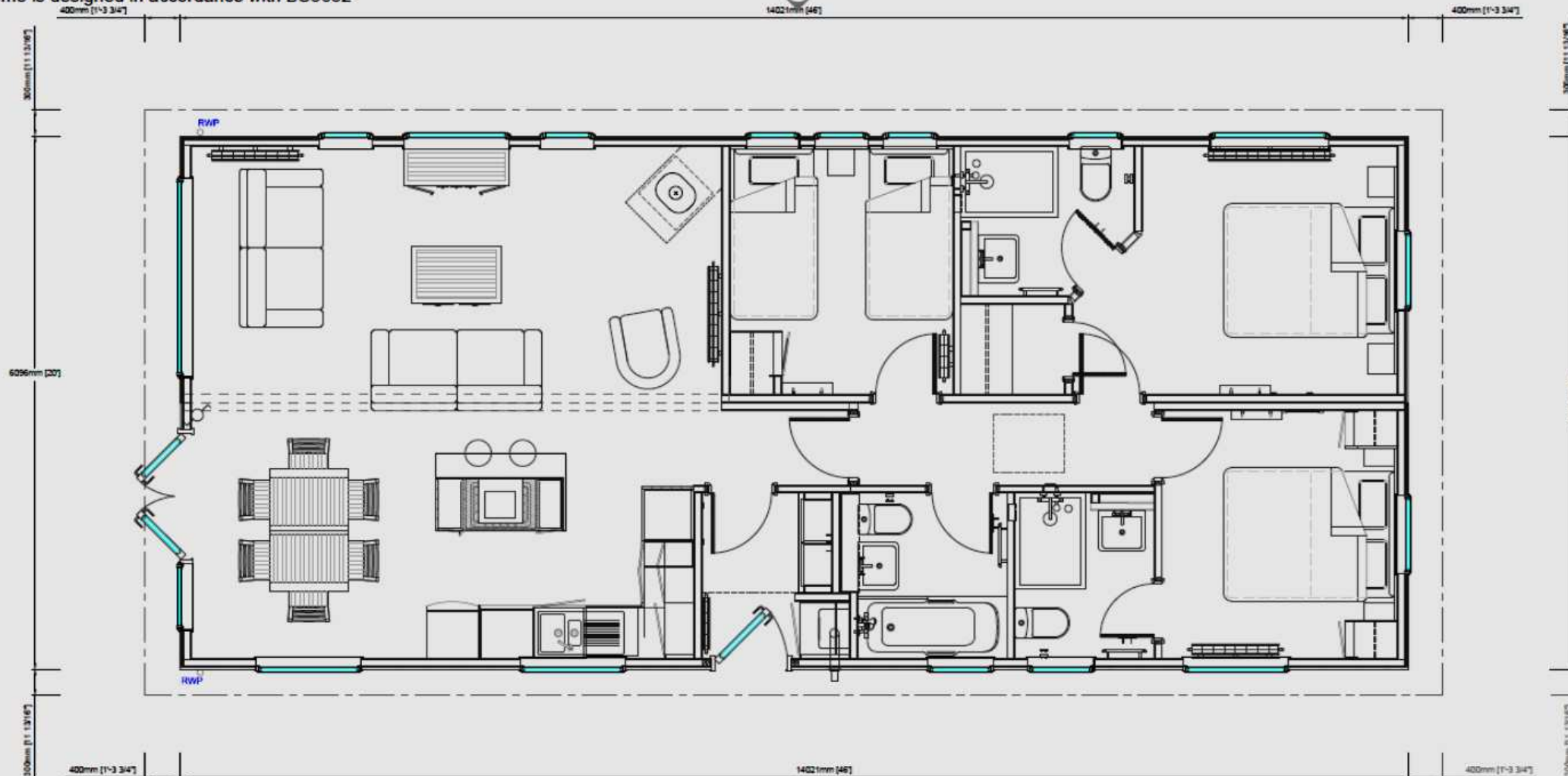


D Elevation



B Elevation

This home is designed in accordance with BS3632





Front Elevation

One bed unit



End Elevation (Lounge)



Rear Elevation

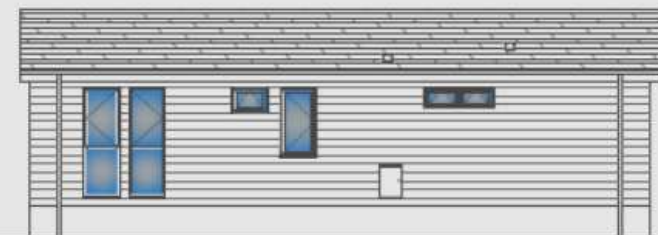


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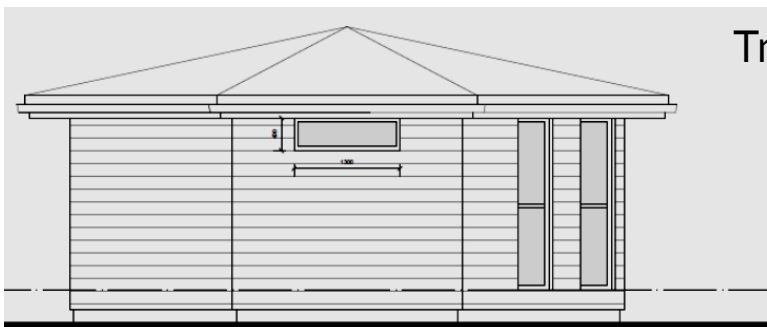
2 bed unit



End Elevation (Lounge)

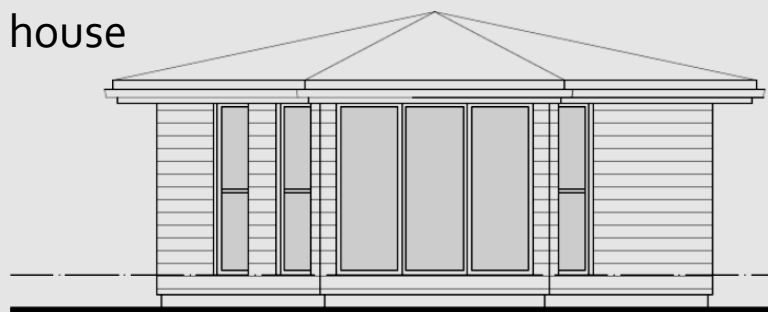


Rear Elevation



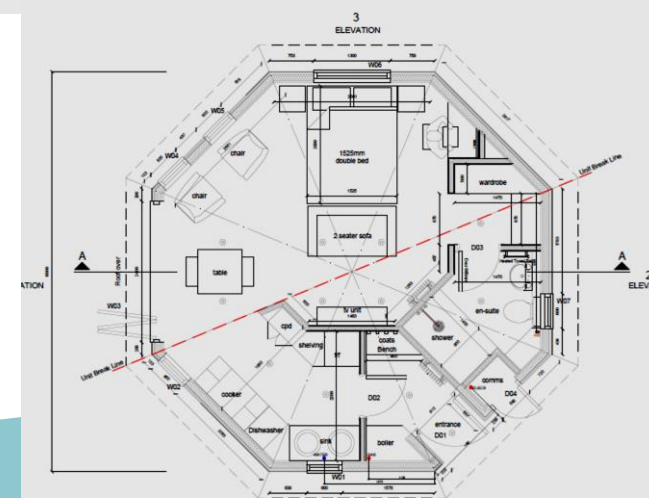
ELEVATION - 3

Tree house



ELEVATION - 4

GENERAL NOTES
 * All work to be completed in strict accordance with the
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 * All work to be completed in strict accordance with the



Norfolk Woods Resort and Spa, Norfolk

uut wilt
escapes



Rivendale Lodge Retreat, Peak District

carvery
escapes




Keswick Reach, Lake District

carvery
escapes



Material Planning Considerations and Key Issues

- Principle
 - Impact on landscape and character of area
 - Transport and highway safety issues
 - Impact on residential amenity
 - Ecological impacts
 - Design
 - Flood risk and surface water management
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned in the bottom right corner of the slide.

Recommendation

Authority to Determine with Approval being recommended on the satisfactory resolution of drainage matters, payment of RAMS and clarification of wording restricting the occupancy to holiday accommodation only.


- Summary list of recommended conditions
- Time limit to commence
- Approved drawings
- Materials
- Holiday occupancy only
- Tree retention/protection
- Planting scheme/implementation
- Compliance with ecological appraisals
- Timing of tree removal to protect nesting birds
- Submission of CEMP and LEMP
- Obtaining of protected species licence
- Submission of Construction Management Plan
- Implementation of noise mitigation work
- Unsuspected contamination
- Conditions recommended by Highway Authority
- Conditions relating to surface water drainage/management

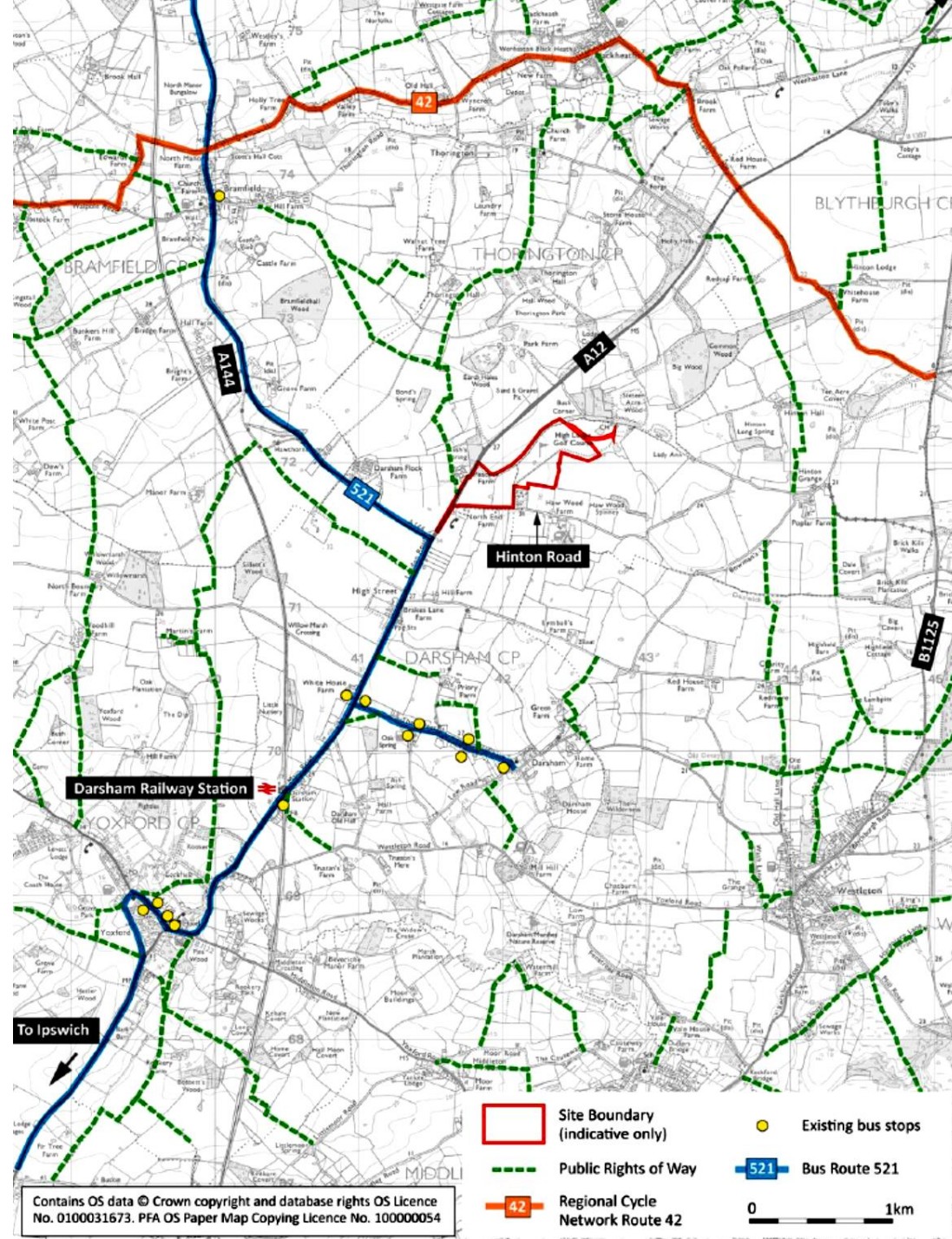
Condition 4

The lodges and tree houses hereby consent shall only be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

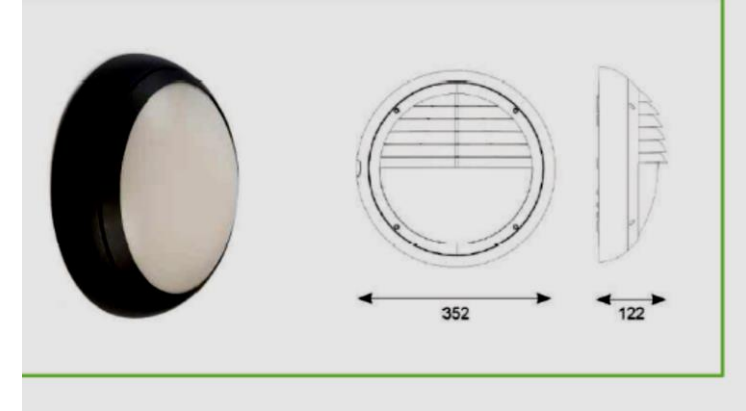
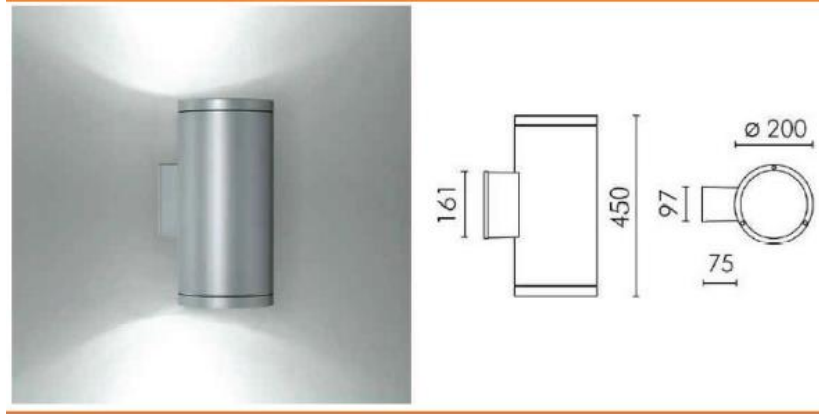




Proposed lighting

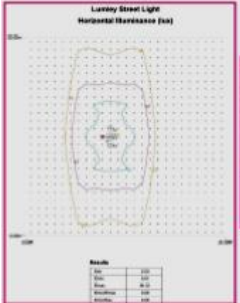


LUMLEY LAMP
COLUMN

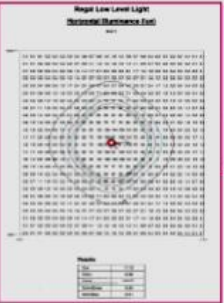


REGAL LIGHT
BOLLARD





LUMLEY LAMP COLUMN



REGAL LIGHT BOLLARD

- LOW LEVEL REGAL BOLLARD LIGHT INSTALLED BY ELECTRICAL CONTRACTOR
- 5m HIGH LUMLEY LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR
- REGAL LIGHT BOLLARD SPILL/LUX LEVELS
- LUMLEY LIGHT SPILL/LUX LEVELS



ANSELL AMENITY - VISION 3 LED LIGHT - 7 NO.



SIMES SLOT TONDO PARETE UP/DOWN LIGHT - 27 NO.



REV	DESCRIPTION
C	BOLLARDS ADDED TO LEISURE A
B	LEISURE BUILDING LIGHTS ADDED
A	LIGHT PORTIONS AMENDED

Bratherton

PARK DESIGN CON

Waverton House • Bell Meads

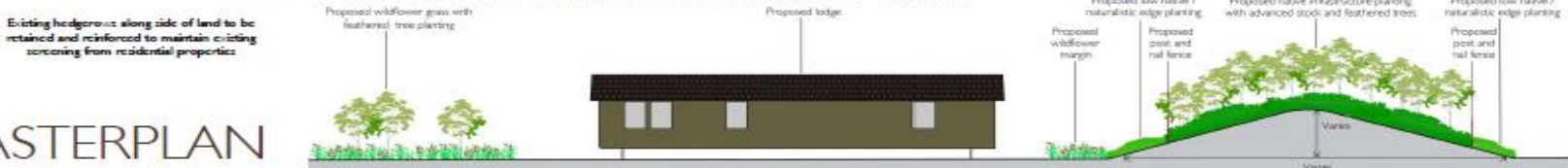
LEGEND



SECTION BB: INDICATIVE SECTION THROUGH SOUTHERN BOUNDARY - SCALE 1:100



SECTION AA: INDICATIVE SECTION THROUGH EASTERN BOUNDARY BUND - SCALE 1:100



Insight to conceive
Expertise to realise....

Concept

SOUTHWOLD

LANDSCAPE MASTERPLAN

C	Minor amendments	TH	05.06.20
B	Facilities area to be amended	TH	17.07.20
A	Facilities area added	TH	23.07.20
Process		Index	Date

LANDSCAPE ARCHITECTS
Southwold
Landscape Masterplan

Scale	Drawn By
1:1250 @ A1	TH
Date	Checked
July 2020	SJL
Project Number	Drawing Number
W2411	MP01
Revision	
C	

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