

Item: 6

Extension of Pakefield Holiday Park to provide for the following development on land to the west of the park:

1. A new and improved access and main site entrance off the A12
2. New entrance buildings and clubhouse facility
3. The siting of additional static holiday caravans, involving the rollback of existing static caravans away from the coast
4. Environmental improvements and landscaping throughout

Pakefield Caravan Park, Arbor Lane, Lowestoft, Suffolk, NR33 7BE



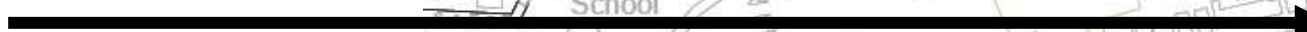
Site Location Plan



Northern Site (previously known as "The Bushes Site")



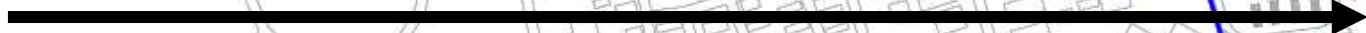
Existing Access



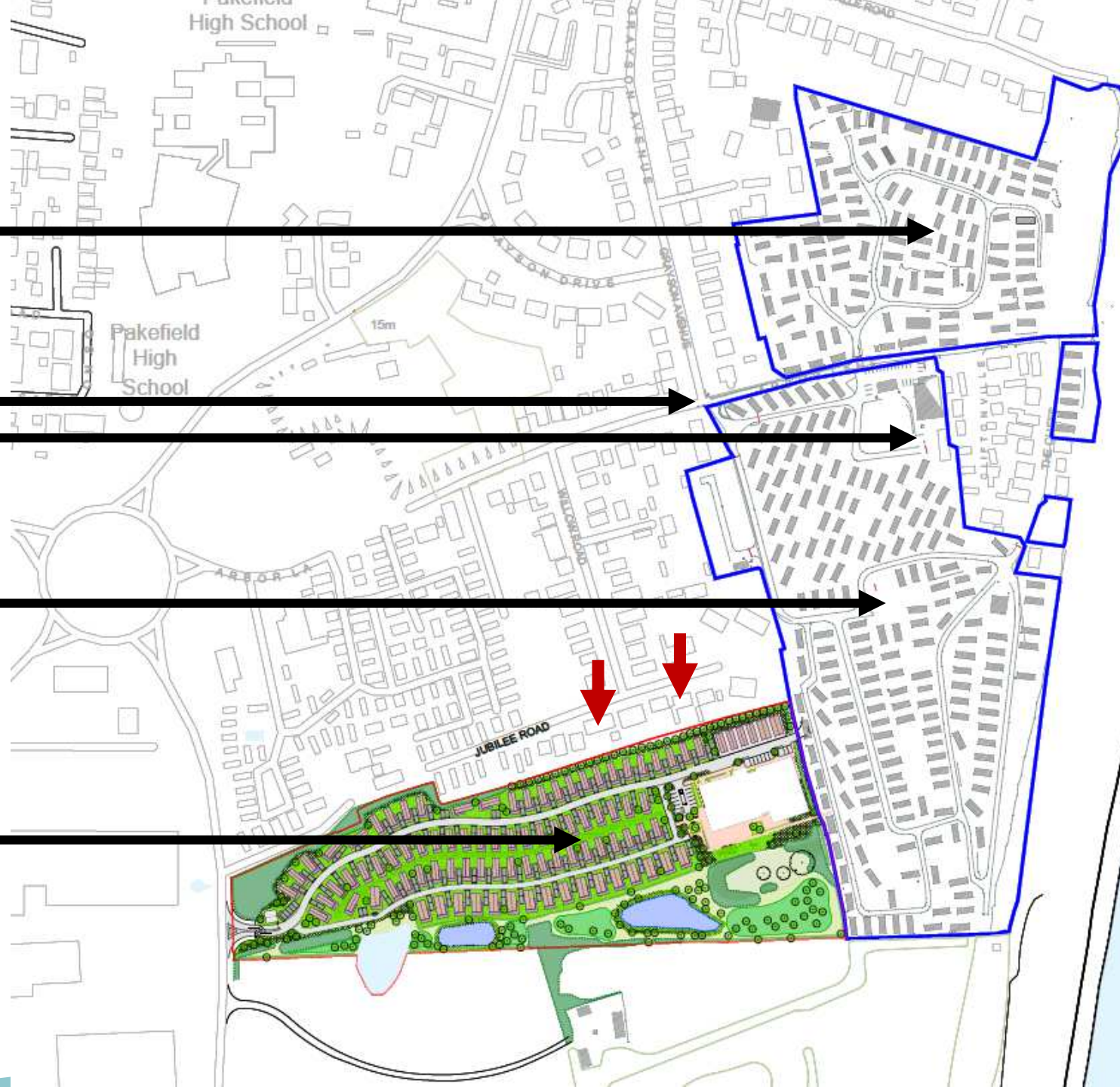
Existing Clubhouse



Southern site element (formerly known as "Cresta" and "Clifftop" sites)



Proposed Expansion site



Indicative Units Mix:
- 69 static caravans
- 17 lodges

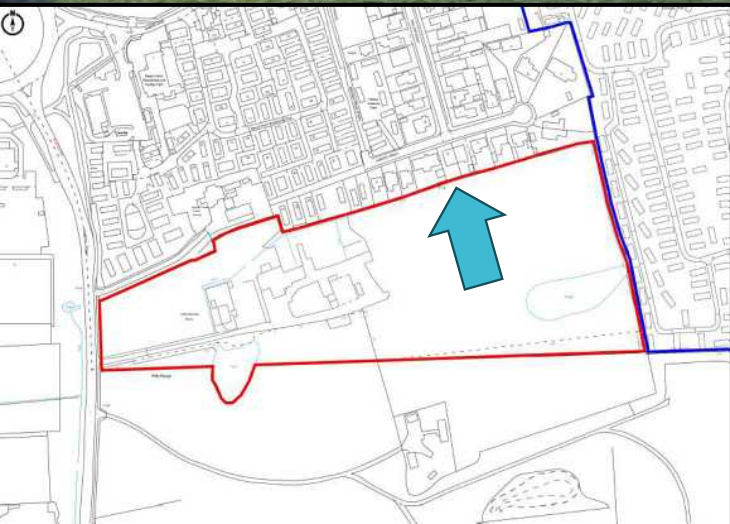
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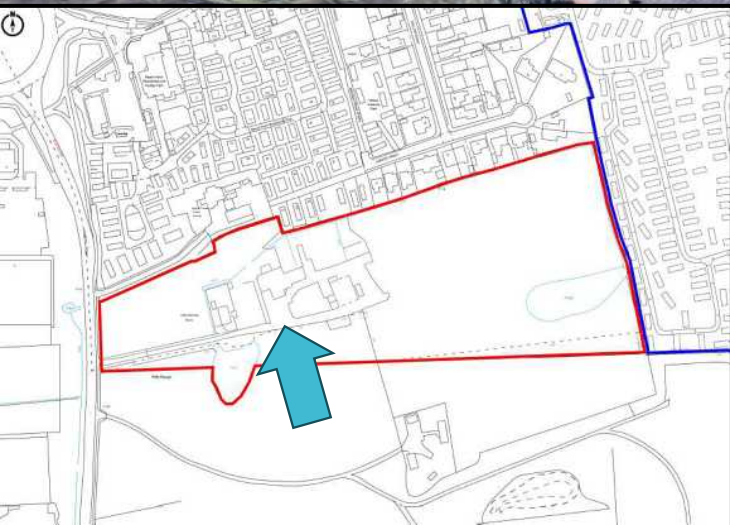
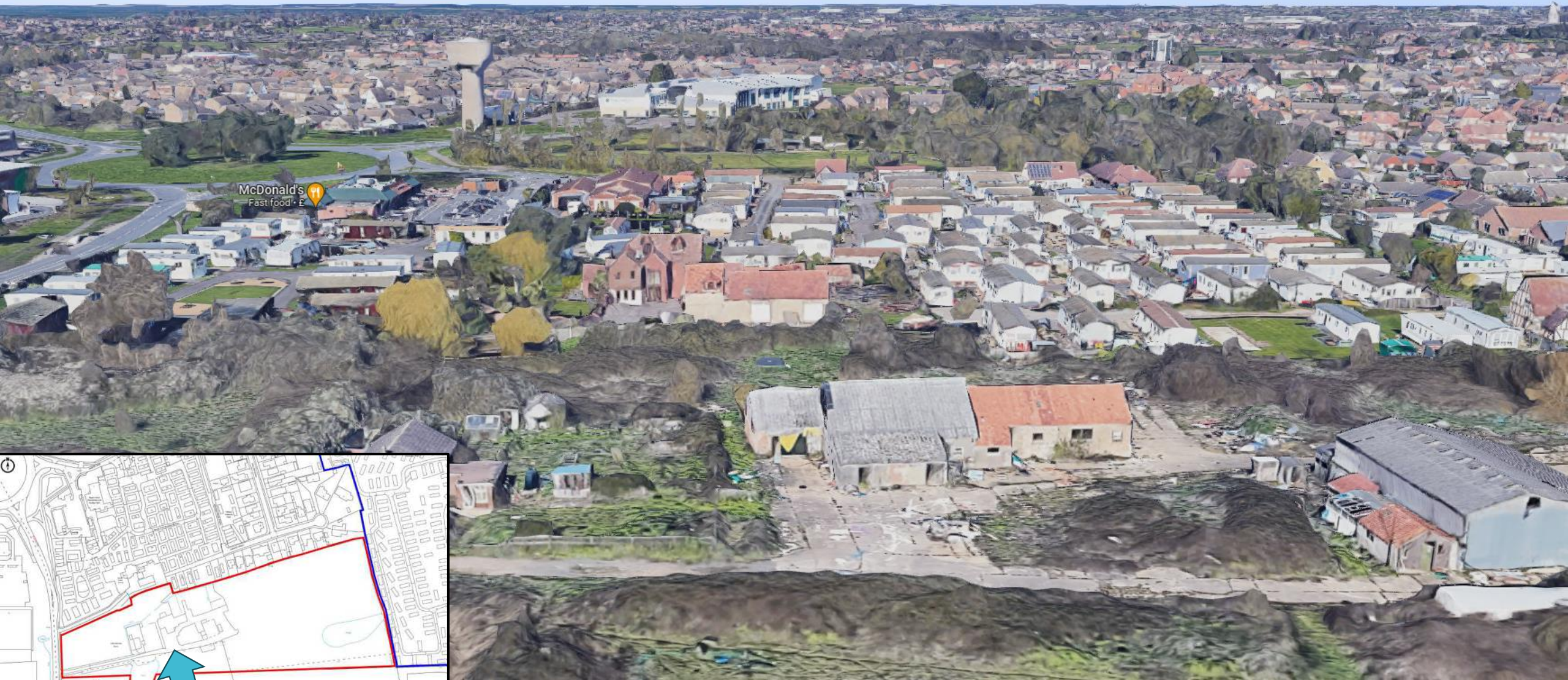
Aerial Photograph



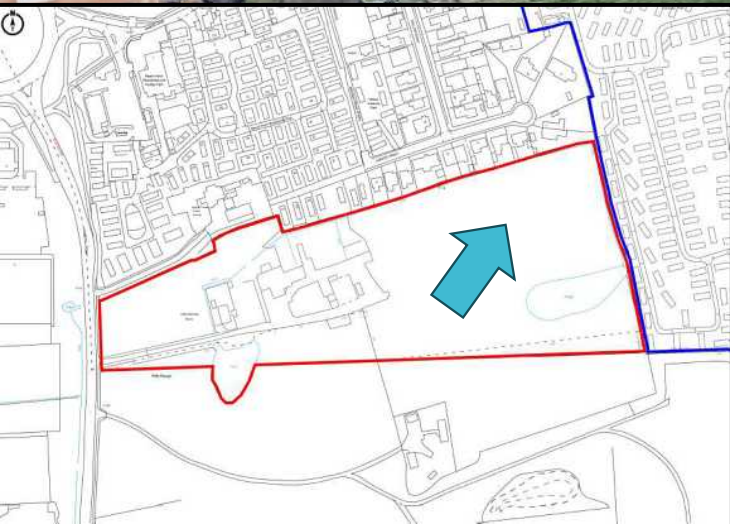
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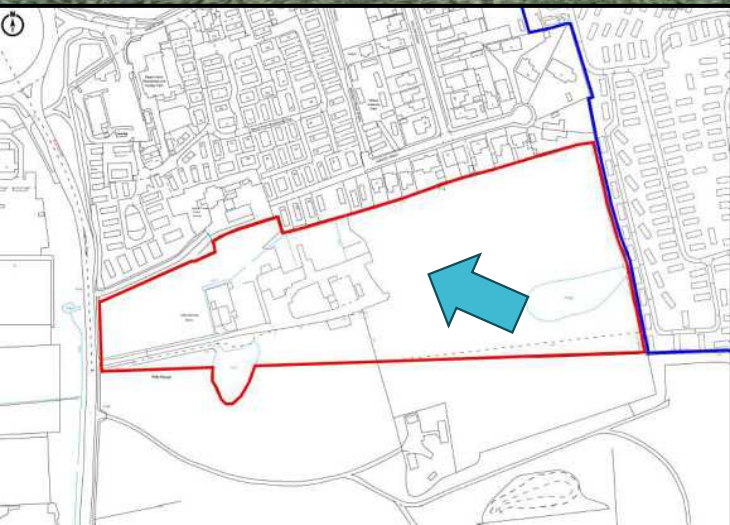
3D Model



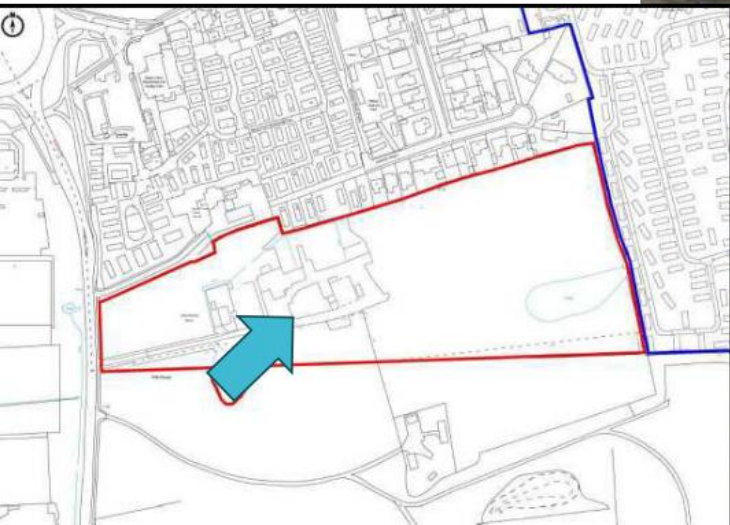
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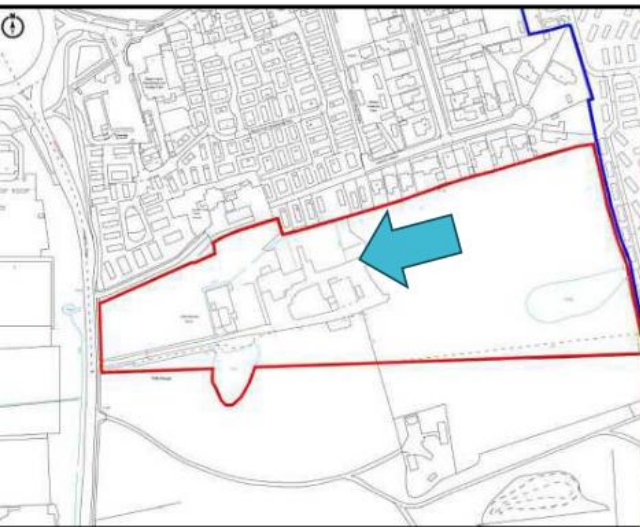
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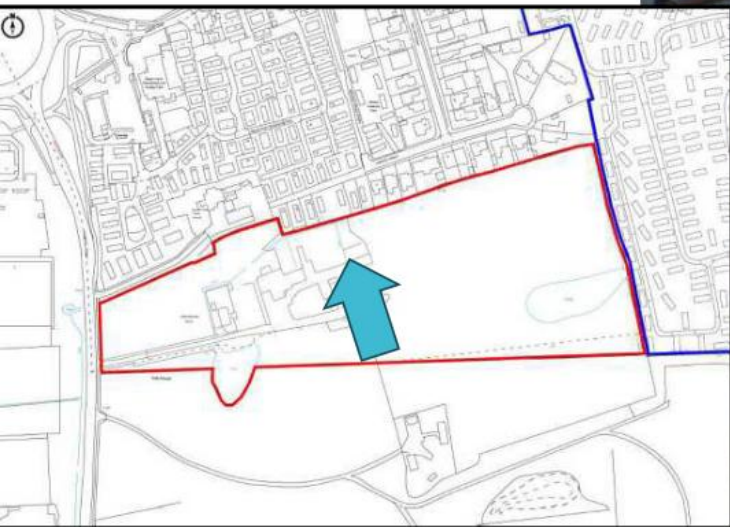
Photographs



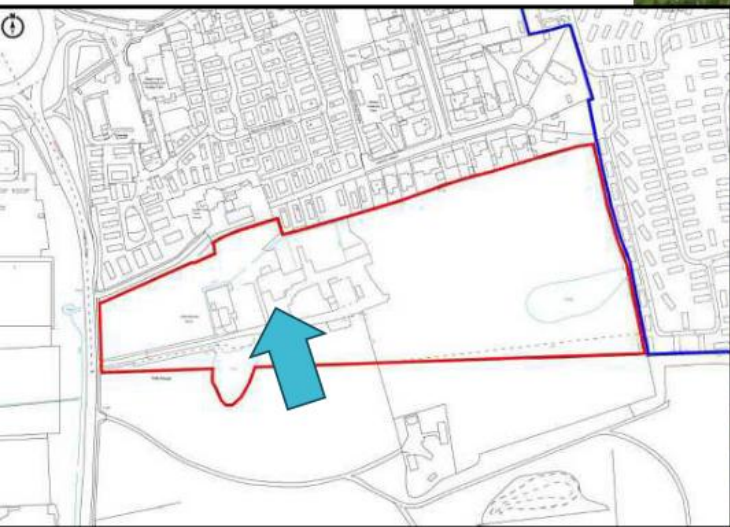
Photographs



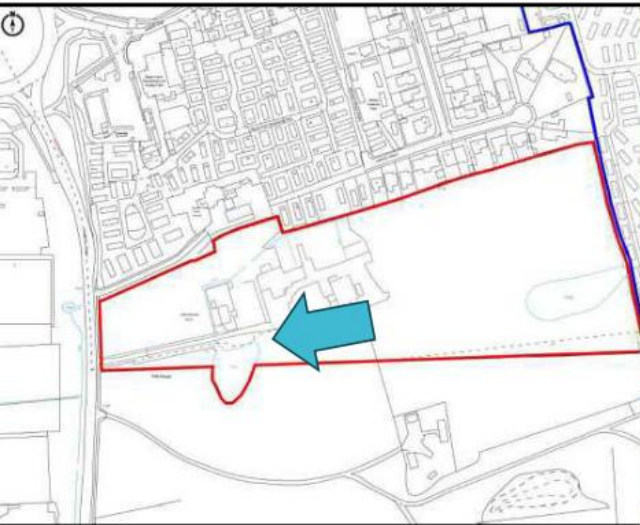
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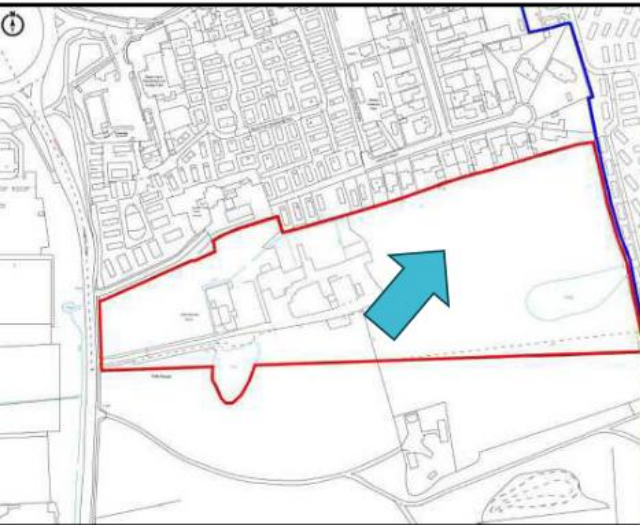
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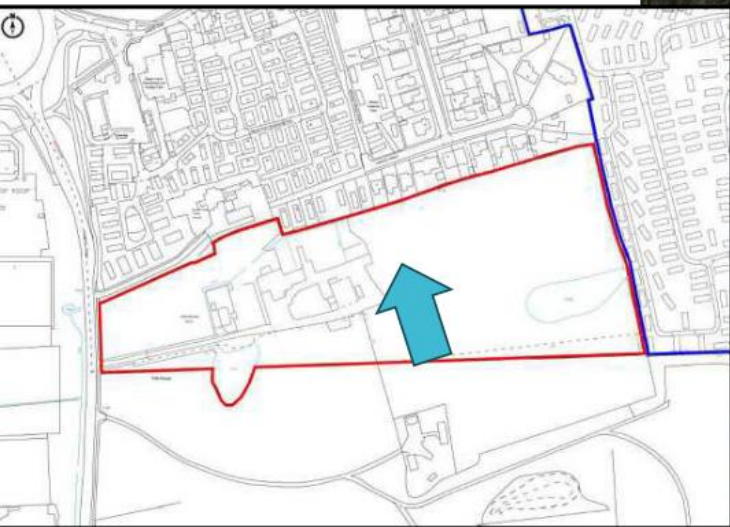
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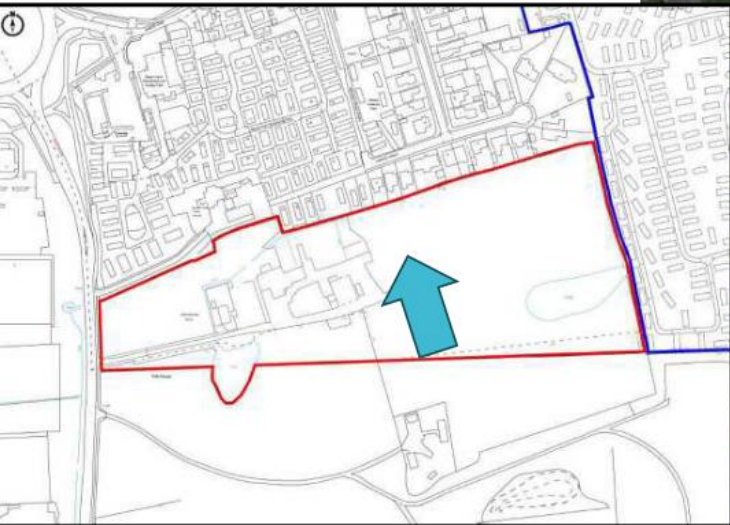
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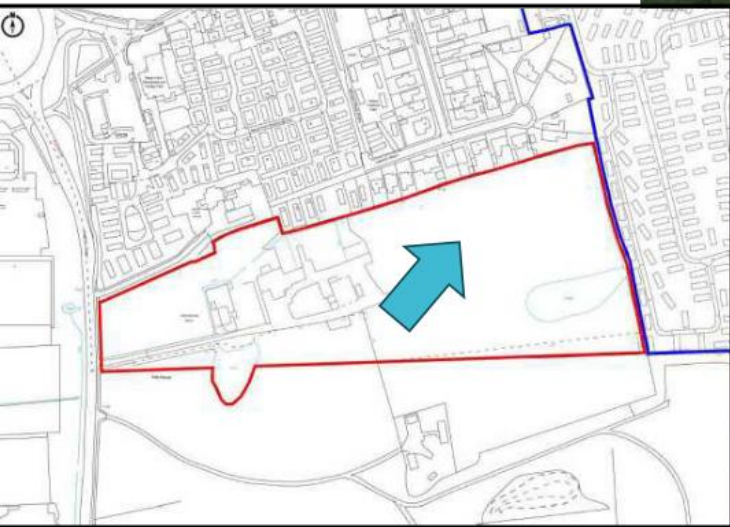
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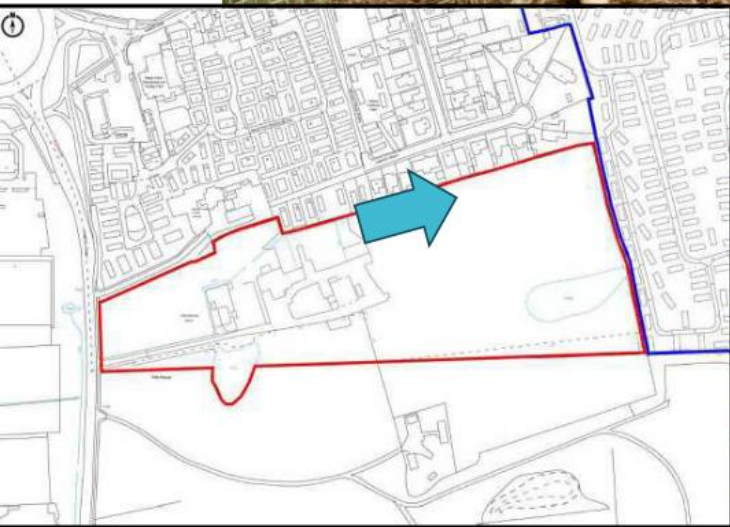
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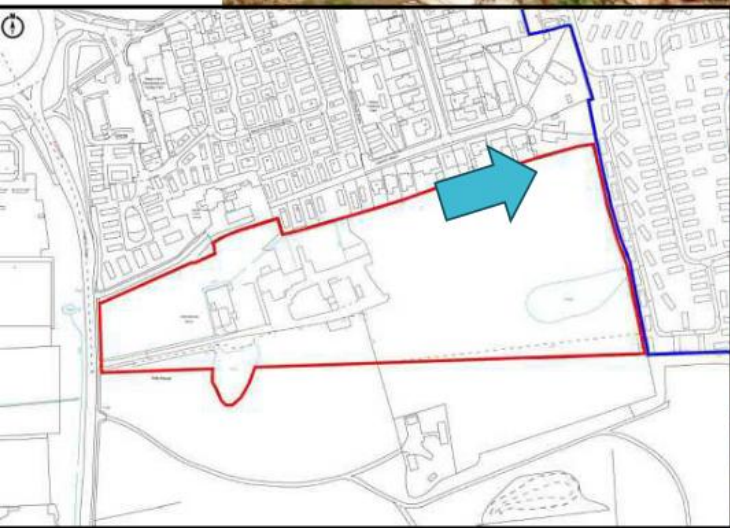
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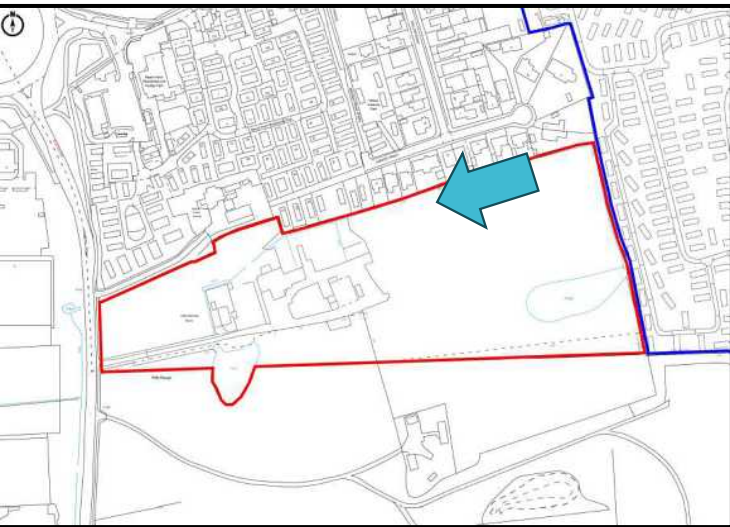
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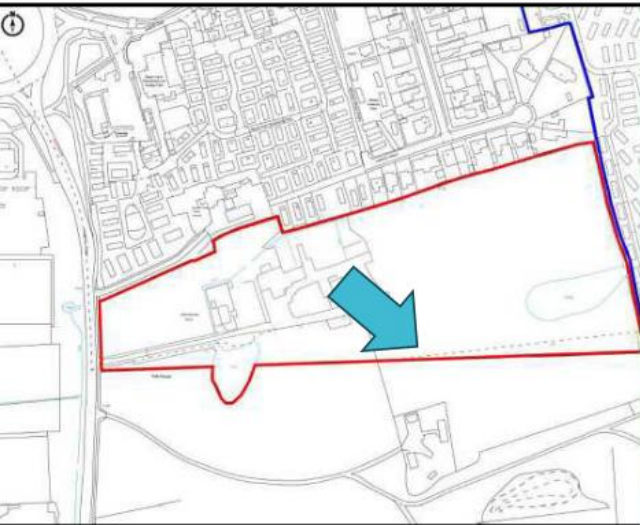
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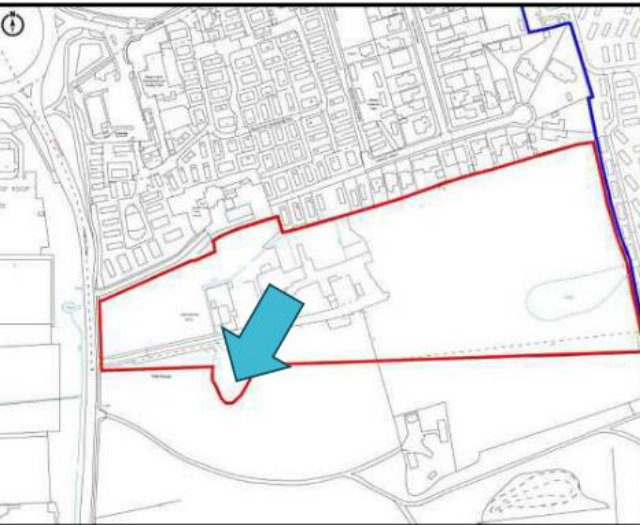
Photographs



Photographs



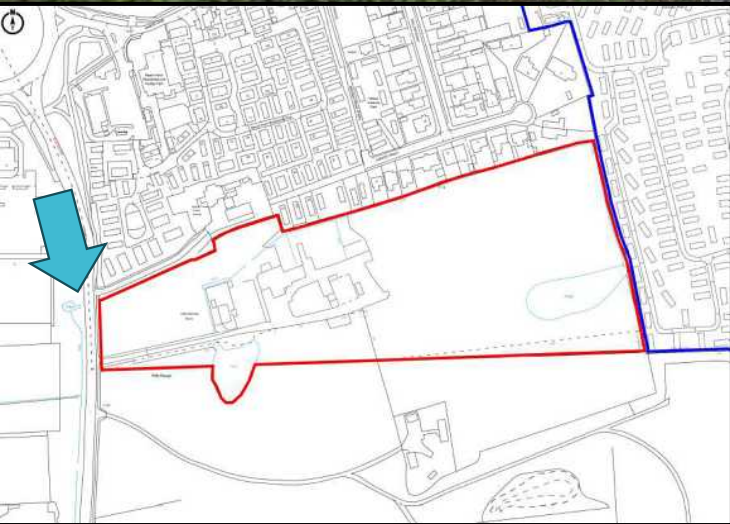
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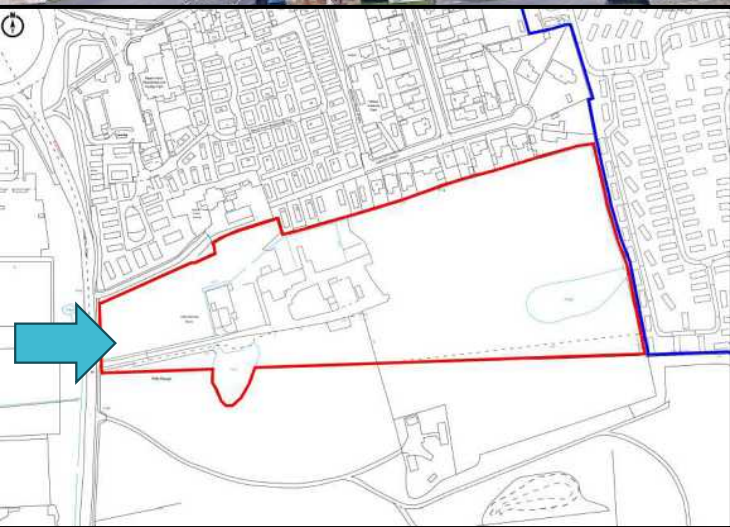
Photographs



Photographs



Photographs



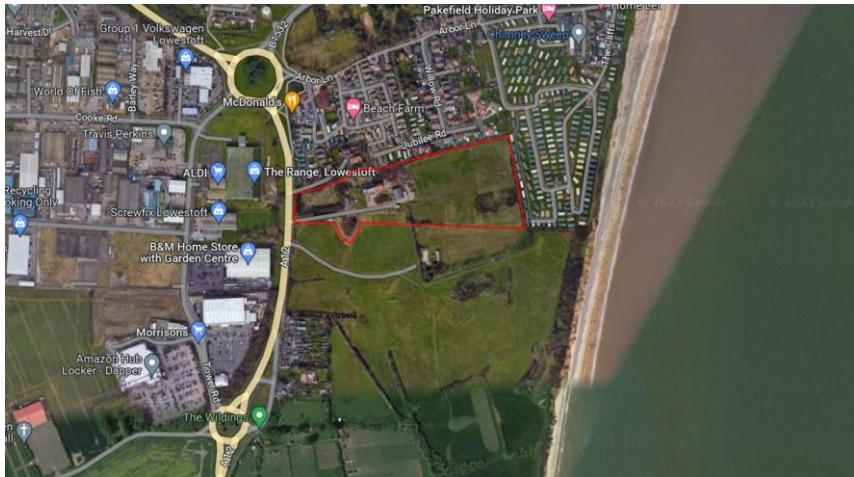
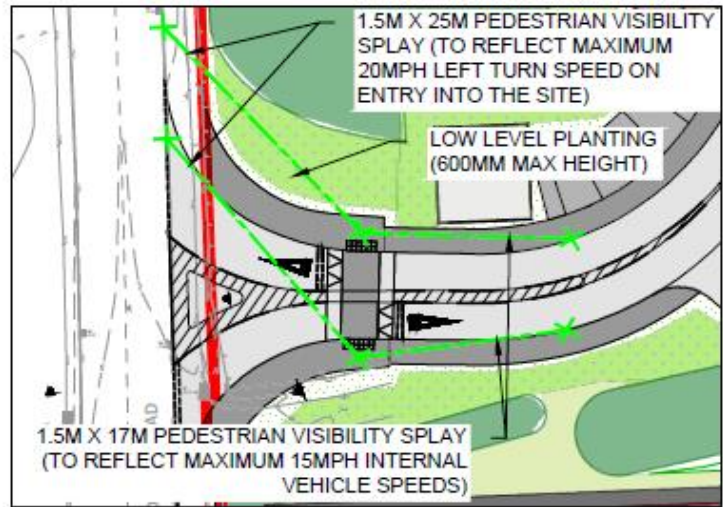
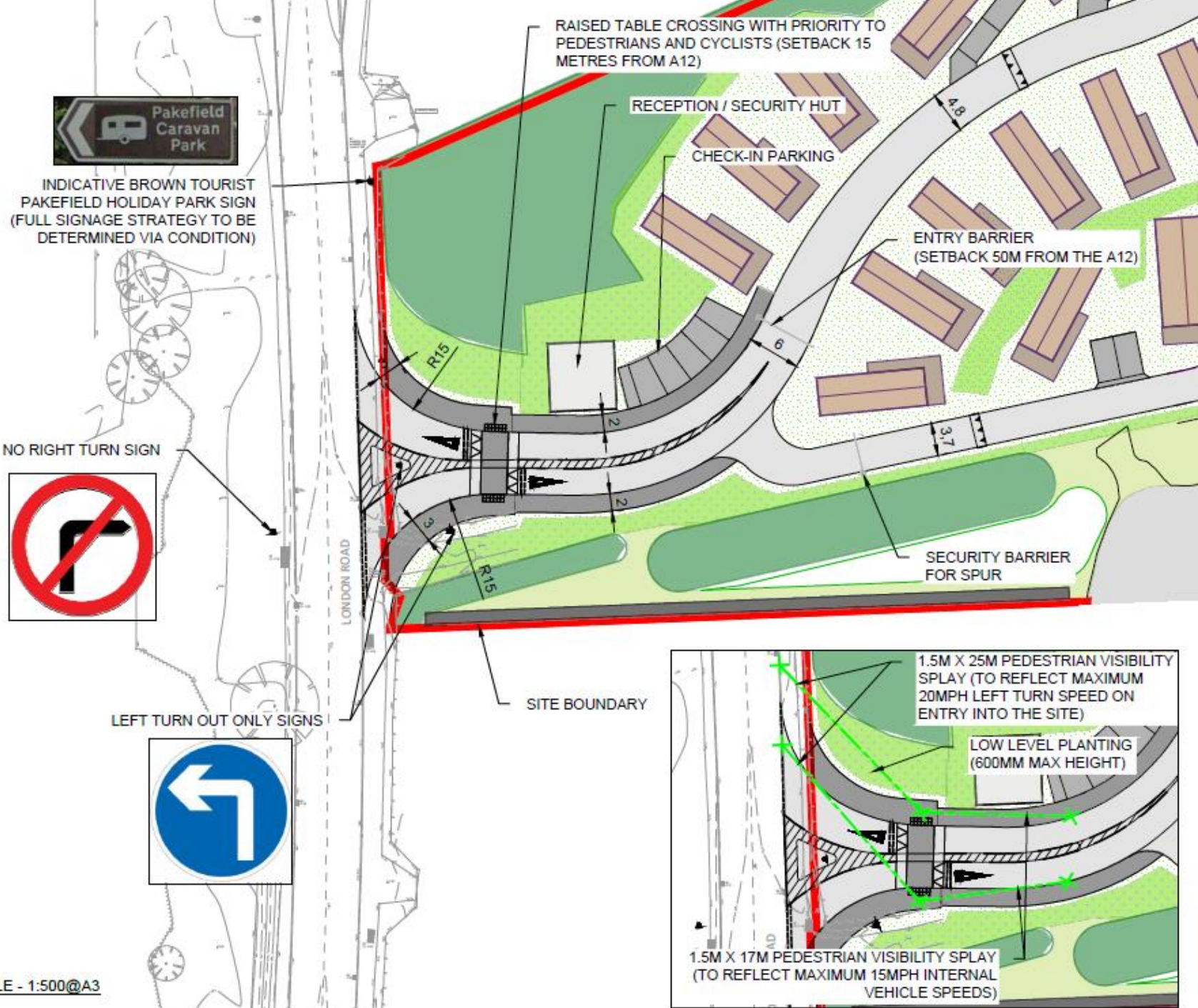
Photographs



Proposed Block Plan

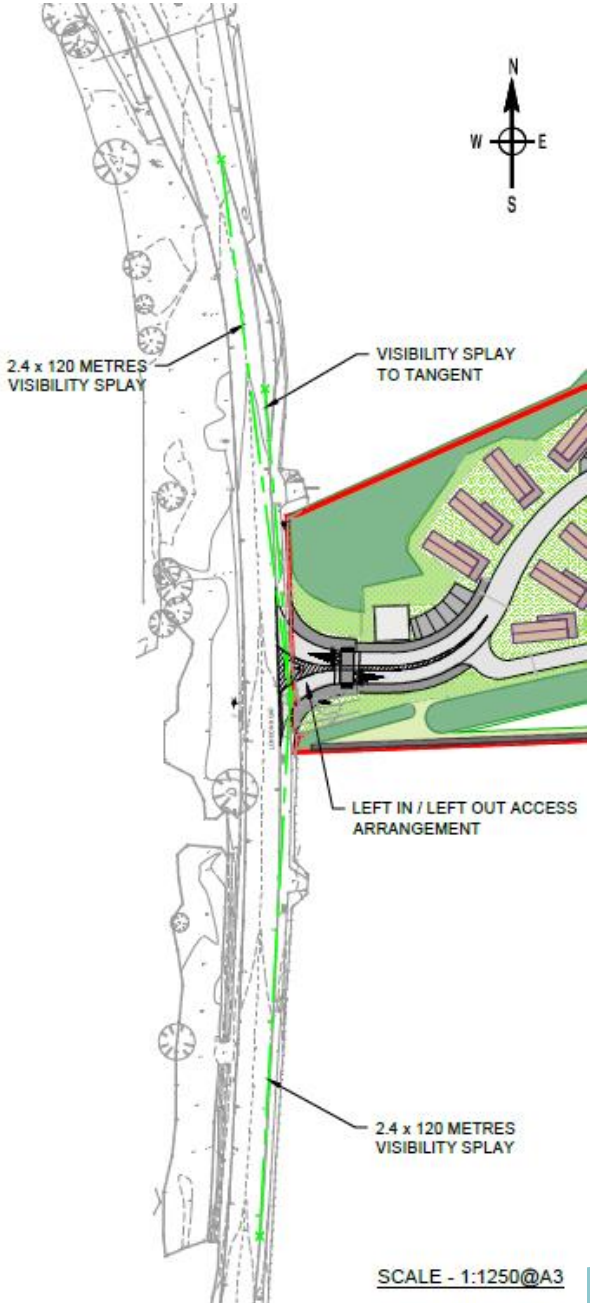


Proposed Access arrangement

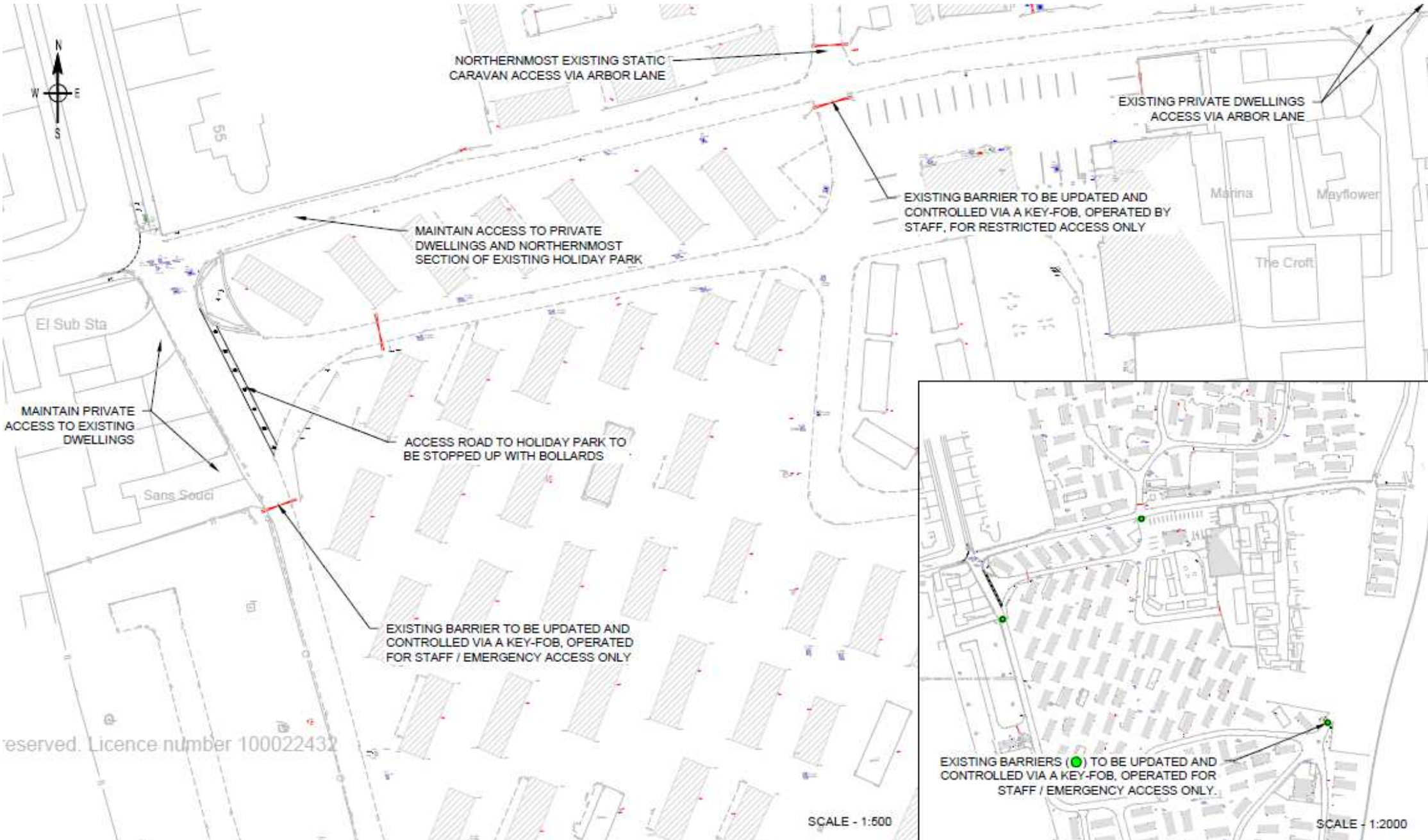


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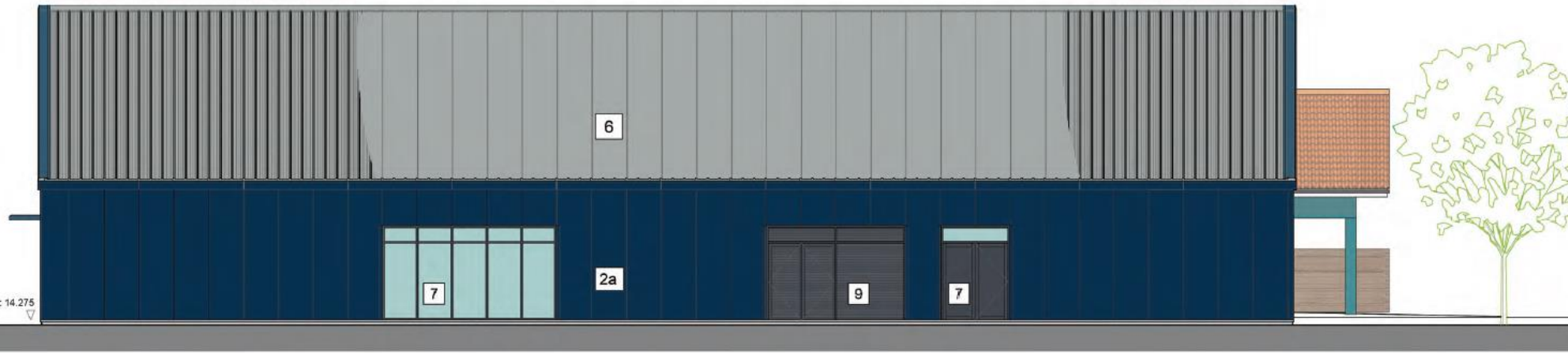
Proposed Access arrangements



Alterations to existing access



Proposed Elevations of Club House



proposed east elevation



proposed west elevation

1. Timber-effect cladding.
 - 1a. NeoTimber 'Deluxe' Composite Cladding installed with boards horizontally. Embossed woodgrain-effect texture. Colour: Antique or Teak.
 - 1b. NeoTimber 'Slatted' Composite installed with boards vertically. Colour: Grey.
2. Plastisol-coated insulated metal wall cassettes: TATA 'Trimapanel', Kingspan 'Quadcore Wall Panels' or equal and approved. Panels installed vertically. Nominal 1m panel width.
 - 2a. Colour: Midnight Blue.
 - 2b. Colour: Wedgewood Blue.
3. Through-coloured silicone render.
 - 3a. Colour: Off-White.
 - 3b. Colour: RAL 5020 [Ocean Blue].
4. Plinth and low-level brickwork to be blue or grey engineering-type brick.
5. Pantiled roof. Clay or concrete tiles in colour: Red Multi.
6. Plastisol-coated insulated trapezoidal roof cassettes: Kingspan 'KS1000 QuadCore', TATA or equal and approved. Nominal 1m panel width. Colour: Light Grey.
7. Polyester-powder coated [marine-grade] metal-framed, double-glazed external doors and windows. Colour: Anthracite Grey.
8. Solar photovoltaic array. Inset where used on tiled roofs and surface-mounted where used on metal cassettes roofs.
9. Powder-coated grilles for pool house and kitchen ventilation plant. Colour to match door frames.
10. Horizontal timber boarded fence to service area. Natural or light grey finish [Sioo or equal].

Proposed Elevations of Club House



proposed north elevation



proposed south elevation

1. Timber-effect cladding.
 - 1a. NeoTimber 'Deluxe' Composite Cladding installed with boards horizontally. Embossed woodgrain-effect texture. Colour: Antique or Teak.
 - 1b. NeoTimber 'Slatted' Composite installed with boards vertically. Colour: Grey.
2. Plastisol-coated insulated metal wall cassettes: TATA 'Trimapanel', Kingspan 'Quadcore Wall Panels' or equal and approved. Panels installed vertically. Nominal 1m panel width.
 - 2a. Colour: Midnight Blue.
 - 2b. Colour: Wedgewood Blue.
3. Through-coloured silicone render.
 - 3a. Colour: Off-White.
 - 3b. Colour: RAL 5020 [Ocean Blue].
4. Plinth and low-level brickwork to be blue or grey engineering-type brick.
5. Pantiled roof. Clay or concrete tiles in colour: Red Multi.
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7. Polyester-powder coated [marine-grade] metal-framed, double-glazed external doors and windows. Colour: Anthracite Grey.
3. Solar photovoltaic array. Inset where used on tiled roofs and surface-mounted where used on metal cassettes roofs.
3. Powder-coated grilles for pool house and kitchen ventilation plant. Colour to match door frames.
10. Horizontal timber boarded fence to service area. Natural or light grey finish [Sioo or equal].

Proposed Floor Plans of Club House



3D visualisations of Club House

proposed Clubhouse and swimming pool - view from north-east



3D visualisations of Club House

proposed Clubhouse and swimming pool - view from south-west

caravan sales and bar entrance

bar and restaurant with south-facing deck

swimming pool and pool patio

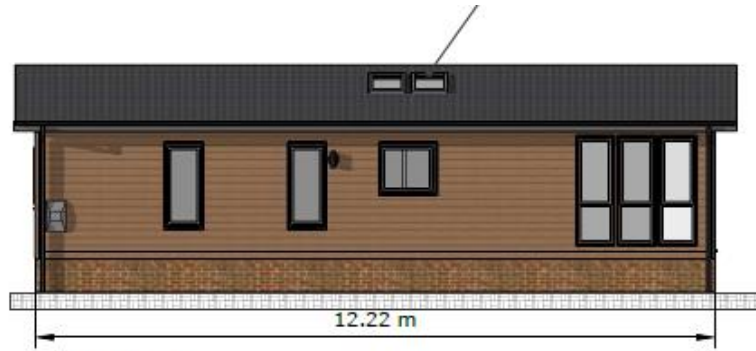
existing planting and wildlife habitat enhanced



Indicative Caravans



Elevation C





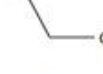



Elevation B

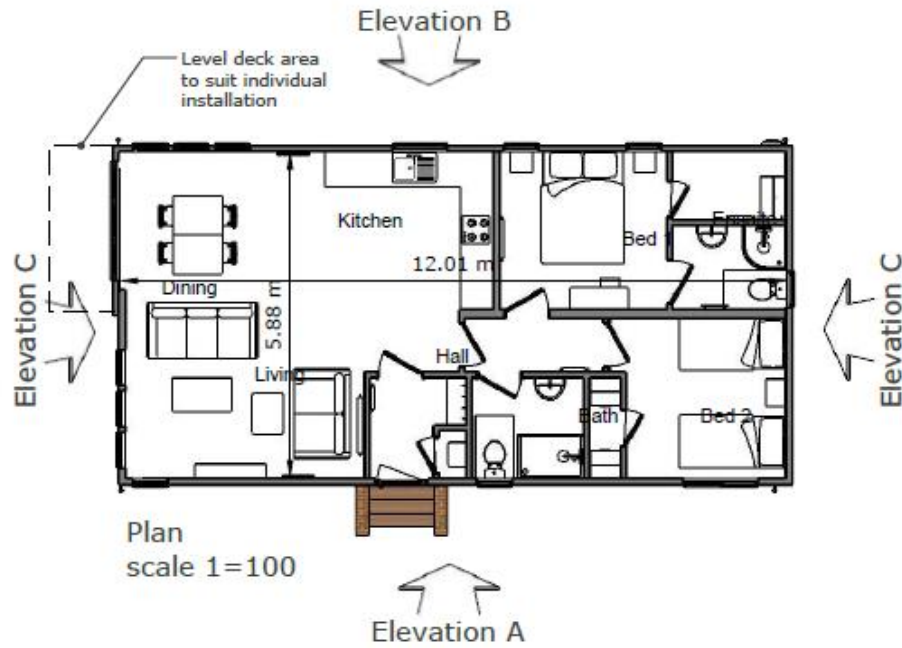


Elevation C



Perspective

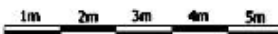
-  Textured steel roof tiles in charcoal grey
-  Grey UPVC fascia and soffit
-  Grey UPVC windows and doors
-  Canaxel cladding
-  Plinth will be either facing brick or board type cladding
-  Black UPVC rainwater goods



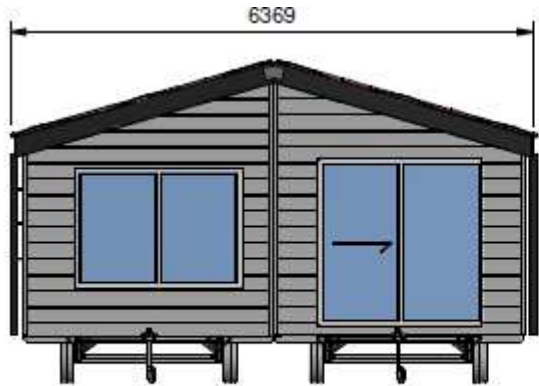
Elevation A



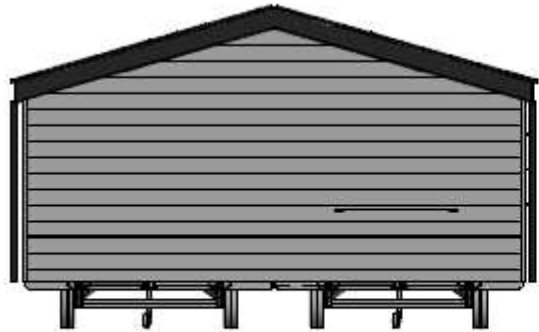
Canaxel colour choice



Indicative Caravans



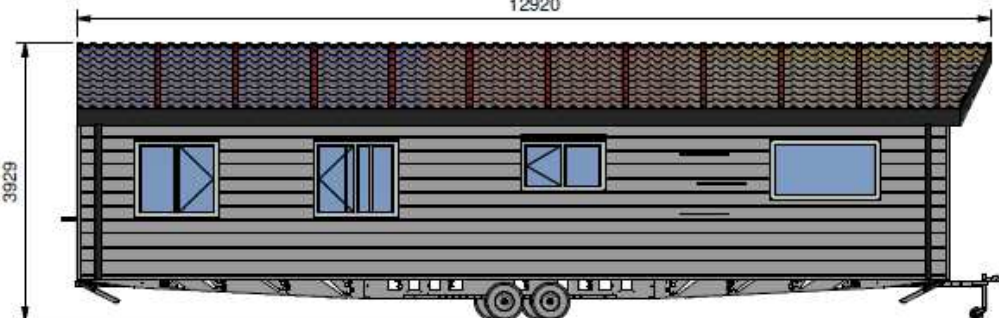
VIEW ON FRONT



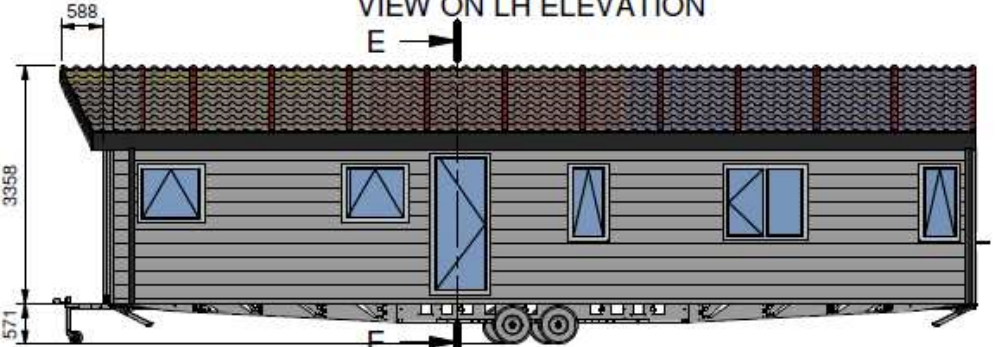
VIEW ON REAR



SECTION E-E

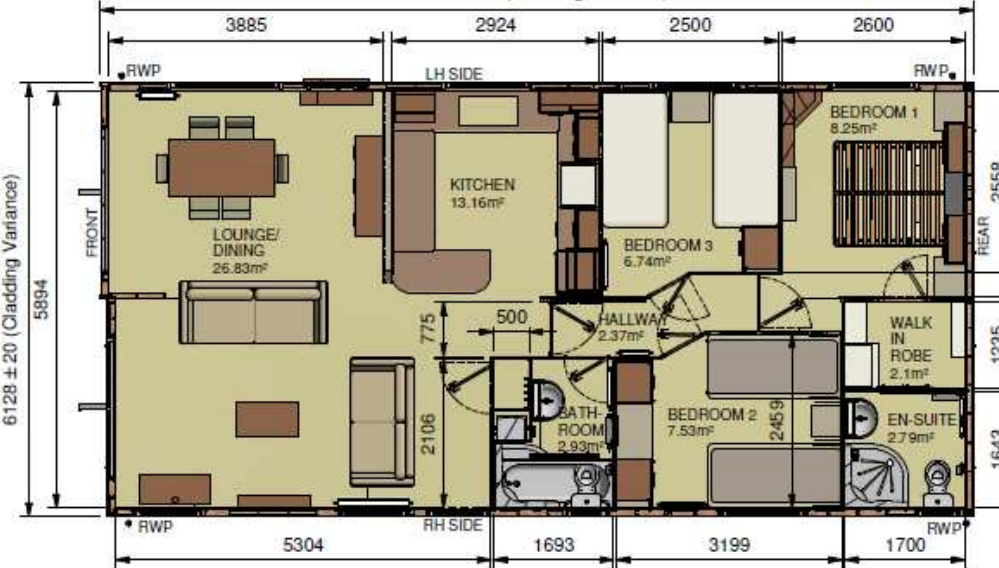


VIEW ON LH ELEVATION



VIEW ON RH ELEVATION

12335 ± 20 (Cladding Variance)

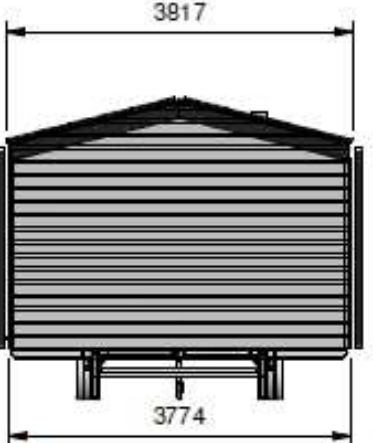


PLAN VIEW

Indicative Caravans



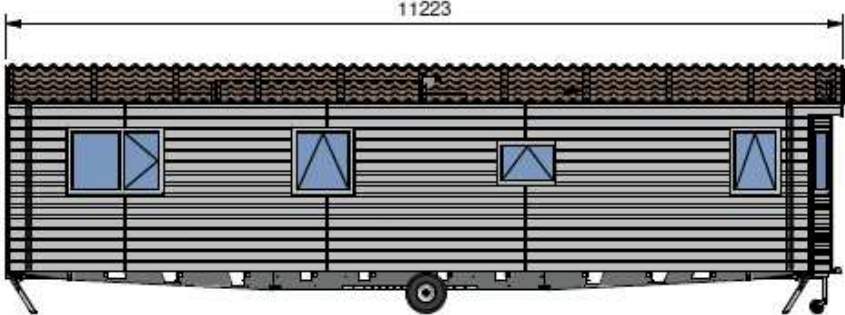
VIEW ON FRONT ELEVATION



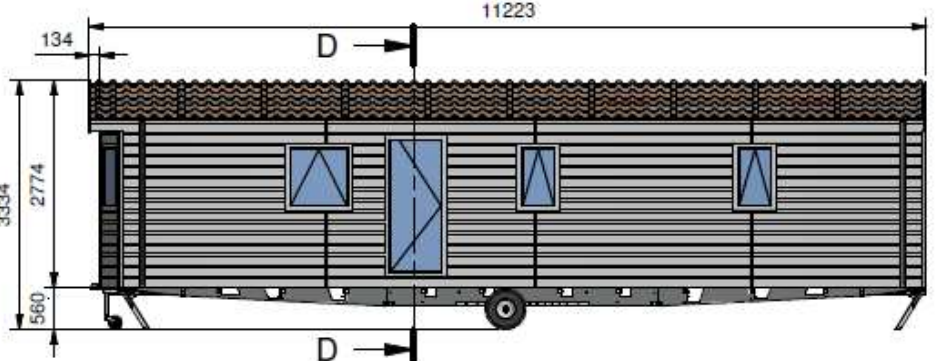
VIEW ON REAR ELEVATION



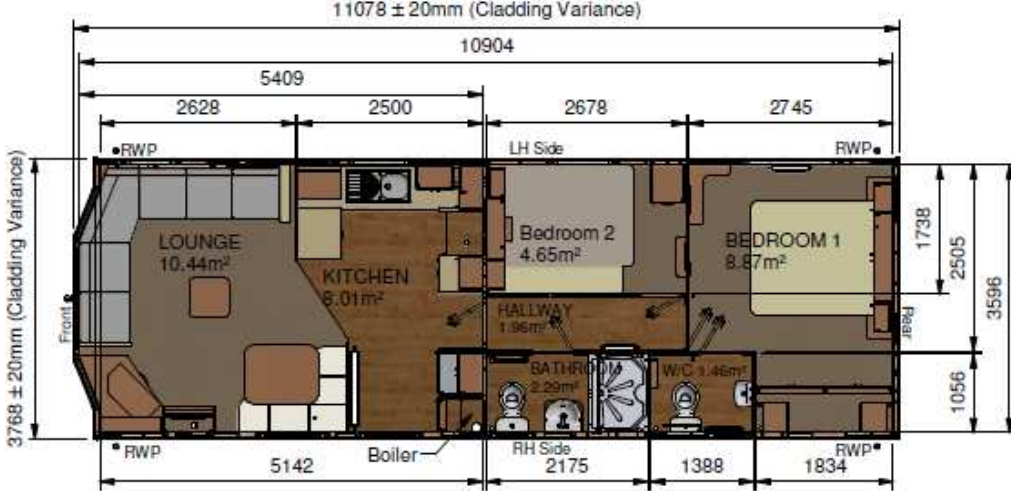
SECTION D-D



VIEW ON LH ELEVATION

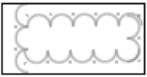
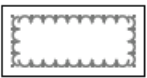
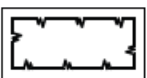
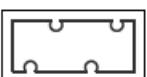

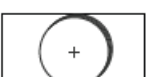
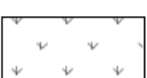





VIEW ON RH ELEVATION



PLAN VIEW

Landscaping

-  Existing Vegetation retained
-  Planting-Groundcover Mixes
-  Planting-Hedges
-  Planting-Shrubs
-  Tree-Multistem
-  Tree-Standard
-  Wildflower and long grass
-  Marginal Meadow grass for wetlands. e.g. EG8 Emorsgate or similar approved
-  Mown Amenity Grass
-  Retained grass brought into management

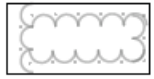
KEY PLAN



Page 1 [SHF.201.129.ENZ.XX.00.DR.L.45.101]



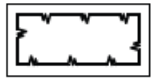
Landscaping



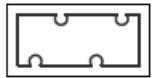
Existing Vegetation retained



Planting-Groundcover Mixes



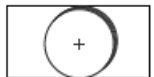
Planting-Hedges



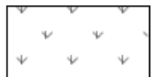
Planting-Shrubs



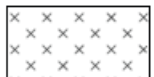
Tree-Multistem



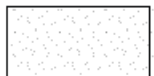
Tree-Standard



Wildflower and long grass



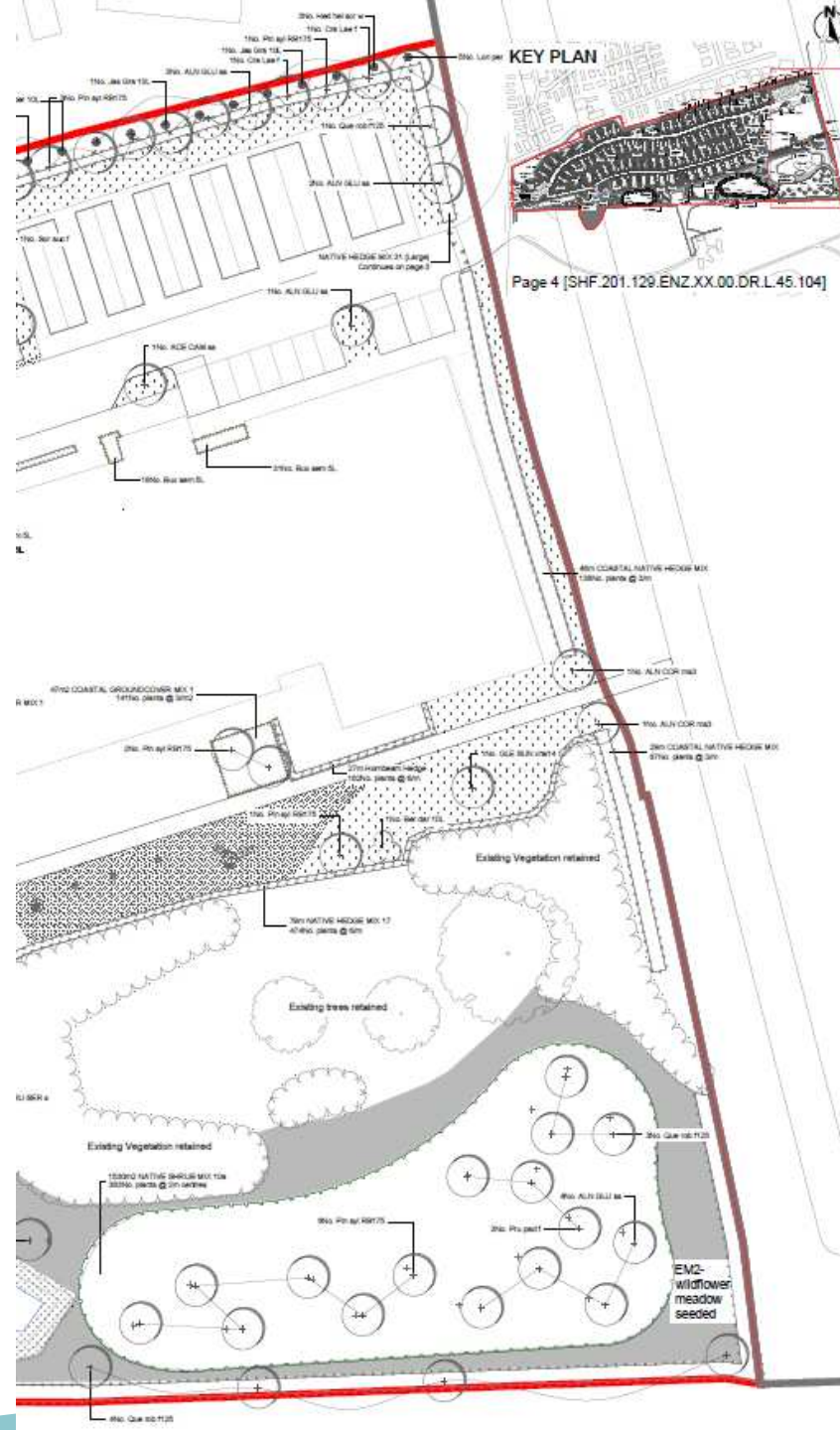
Marginal Meadow grass for wetlands. e.g. EG8 Emorsgate or similar approved



Mown Amenity Grass



Retained grass brought into management

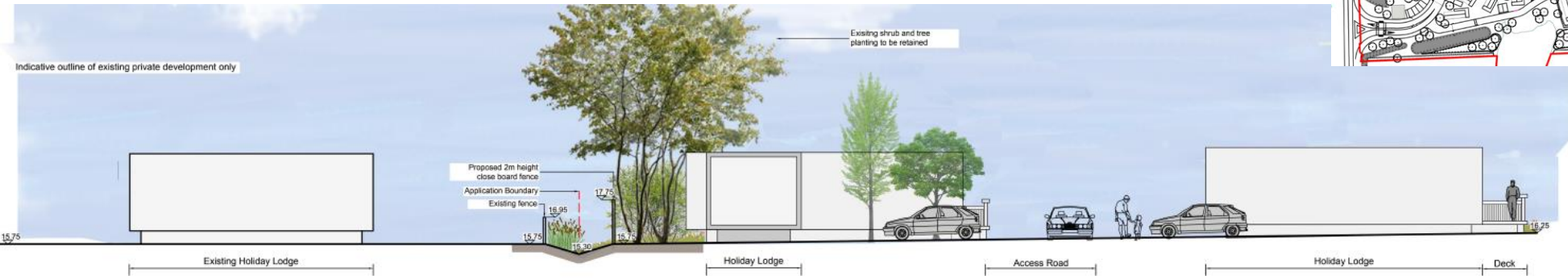


KEY PLAN

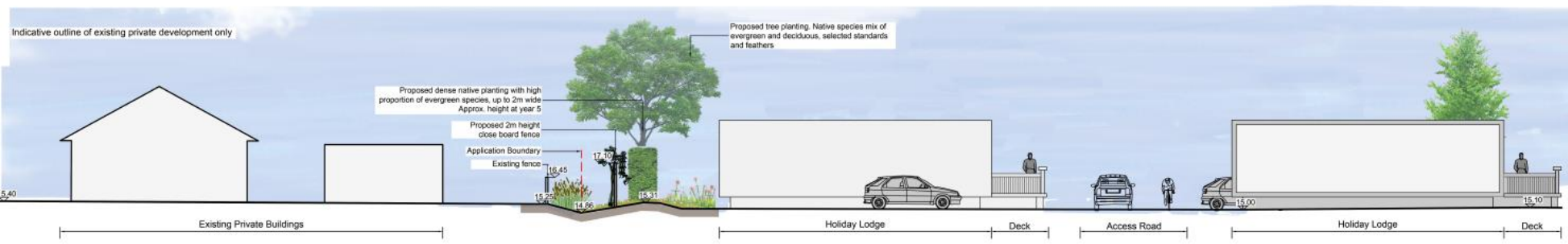
Page 4 [SHF.201.129.ENZ.XX.DR.L.45.104]

EM2-wildflower meadow seeded

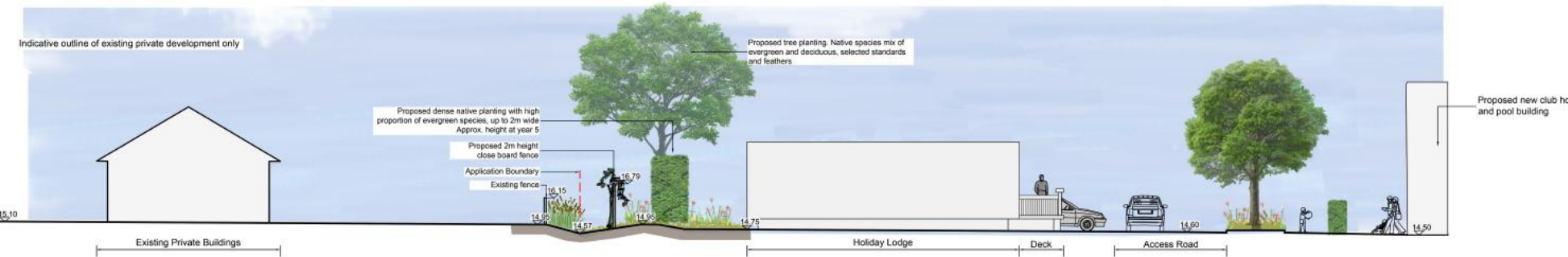
Landscaping



SECTION A-A'



SECTION B-B'



SECTION C-C'

Illustrative Masterplan

-  Boundary of existing holiday park
-  Extension boundary
-  Proposed Static caravans or lodges
-  Road layout
-  Parking spaces
-  Pedestrian and cycling network
-  Decking
-  Proposed attenuation pond
-  Retained vegetation
-  Retained grass brought into management
-  Proposed tree
-  Proposed hedges
-  Proposed native trees and shrubs to provide ecological mitigation and preservation of newt habitats
-  Proposed wildflower and long grass planting
-  Proposed ground cover mix
-  Proposed amenity grass
-  Bench



Coastal Erosion

1999



2005



2011



2016



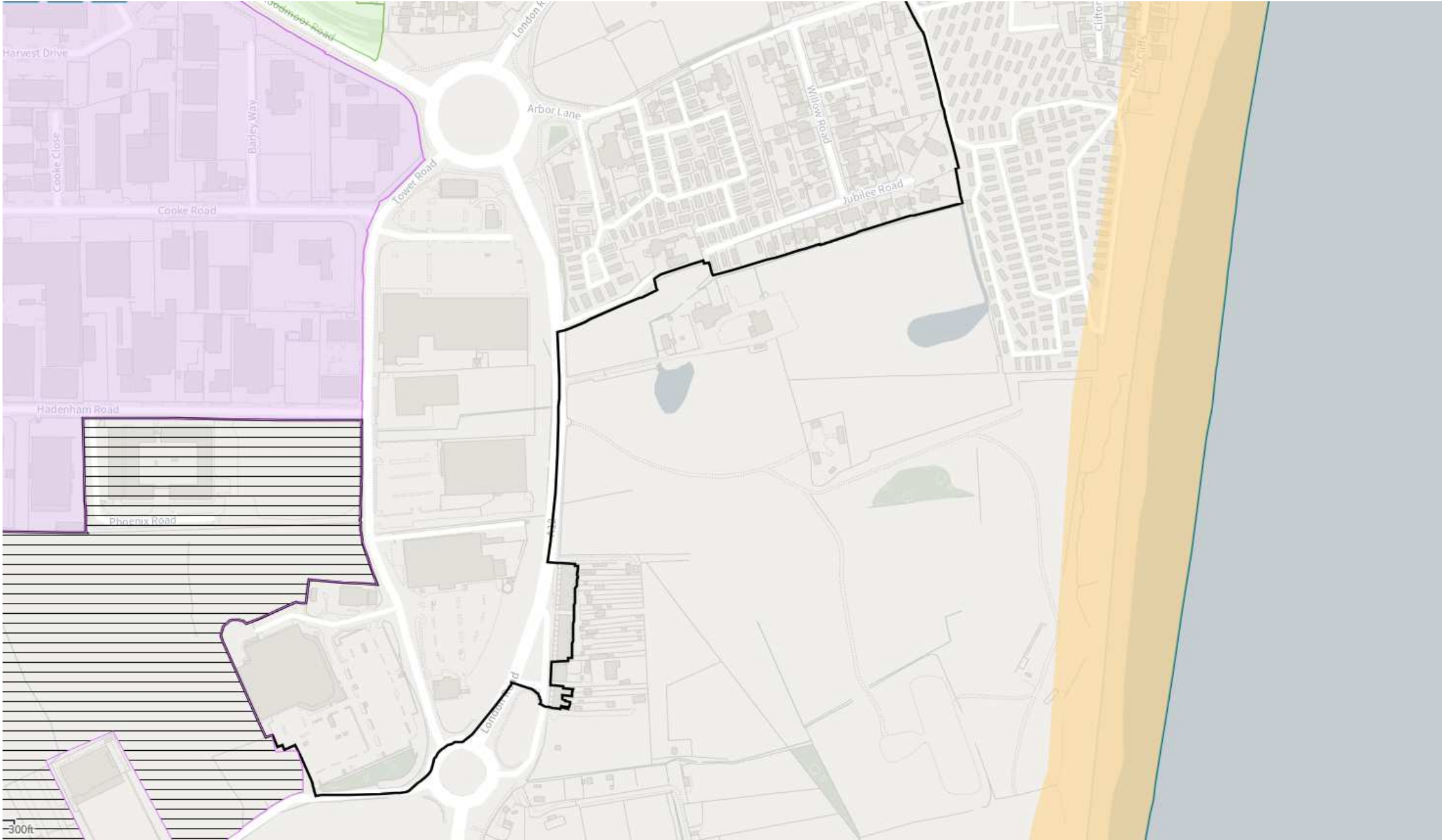
2021



2023



Coastal Change Management Area



Link to public footpath



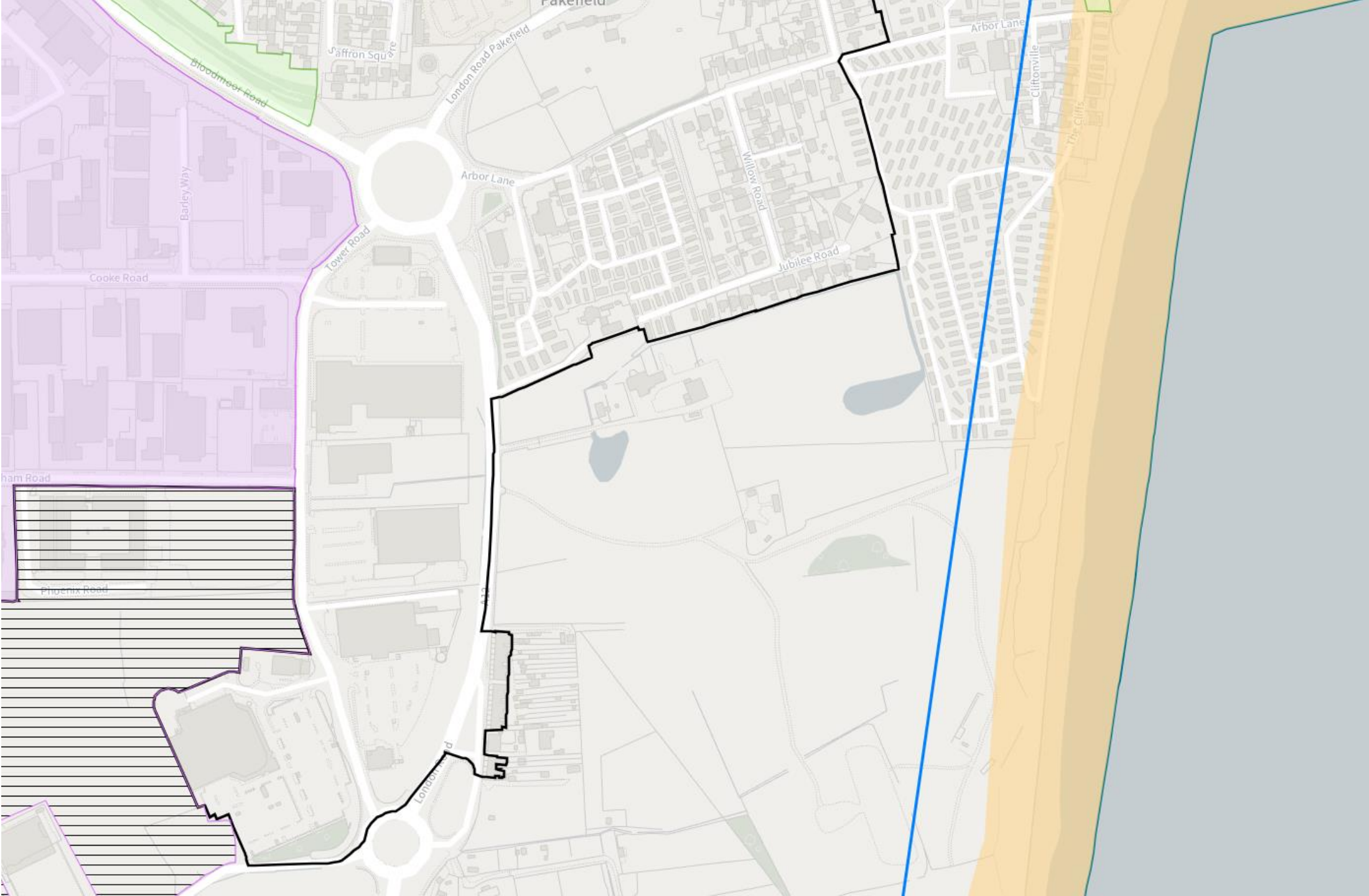
Material Planning Considerations and Key Issues

- Policy and Legislative Background
 - Principle of Development
 - Holiday Occupation and Restrictions
 - Landscape and Visual Impact
 - Highways and Transport
 - Economic Considerations
 - Amenity Impacts
 - Ecology and Biodiversity
 - Coastal Change Management and Re-location of Development Affected by Coastal Erosion
 - Sustainability
 - Heritage Assets
 - Other Matters
- 

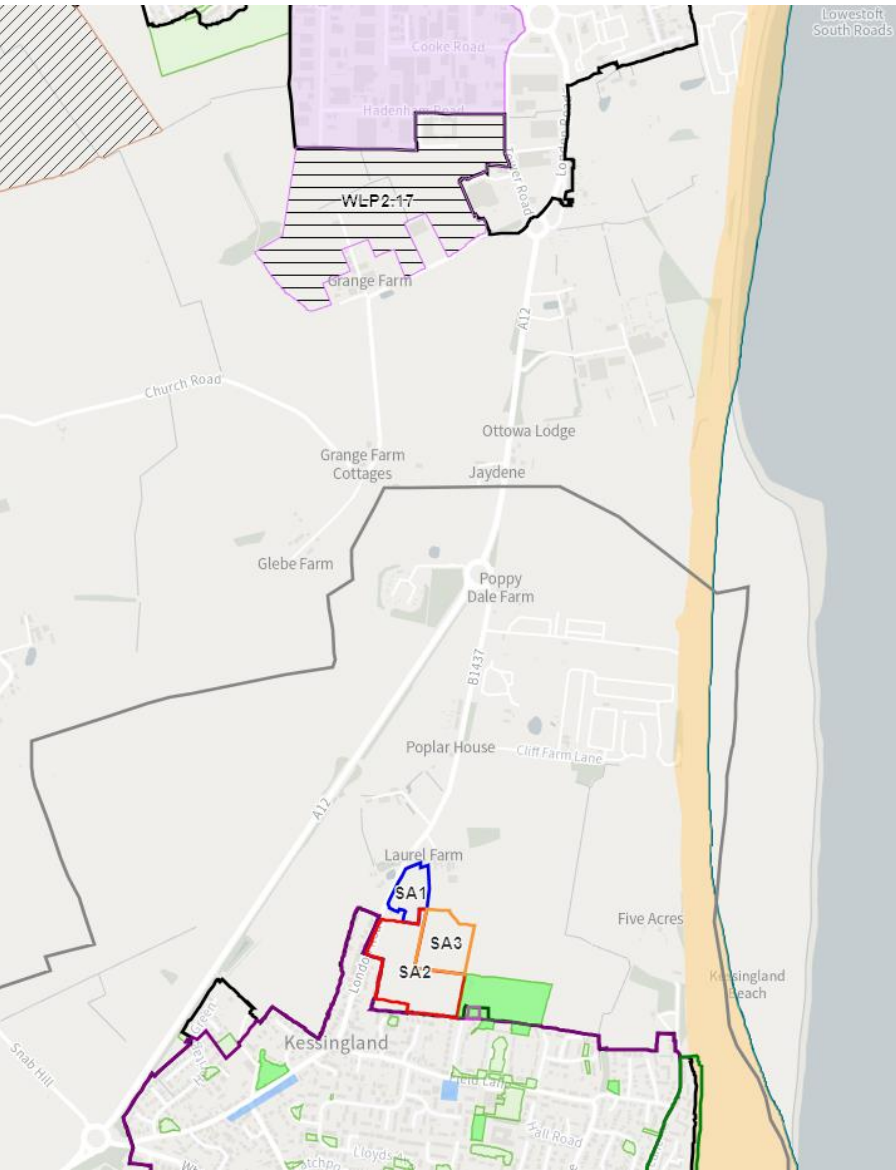
Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

1. Time limit
2. Plans
3. Materials
4. Ecology Measures
5. Great Crested Newt License
6. Bird Nesting Season
7. Construction Environmental Management Plan
8. Lighting Strategy for Biodiversity
9. Odour Assessment
10. Noise mitigation
11. Clubhouse Hours
12. Hours for music
13. Contamination Report
14. Remediation Method Statement
15. RMS Implementation
16. Contamination Validation Report
17. Unexpected contamination
18. Strategy for the Disposal of Surface Water
19. Implementation, Maintenance and Management of the Strategy
20. Surface Water Drainage Verification Report
21. Construction Surface Water Management Plan
22. Written Scheme of Investigation
23. WSI completion
24. Implementation of a programme of historic building
25. New access
26. Construction Management Plan
27. Surface Water Drainage Strategy
28. Parking provision
29. Visibility Splays – Vehicle
30. Visibility Splays – Pedestrian
31. Offsite Highways Improvement
32. Holiday Occupation Only
33. Limit on Caravan Numbers
34. Landscaping
35. Tree and Hedge Protection
36. Colour Scheme/Pallet
37. EV Charging Details
38. Existing Access Restrictions
39. Bat Survey
40. Details on access links between existing and proposed sites
41. Retaining the existing and proposed sites as one

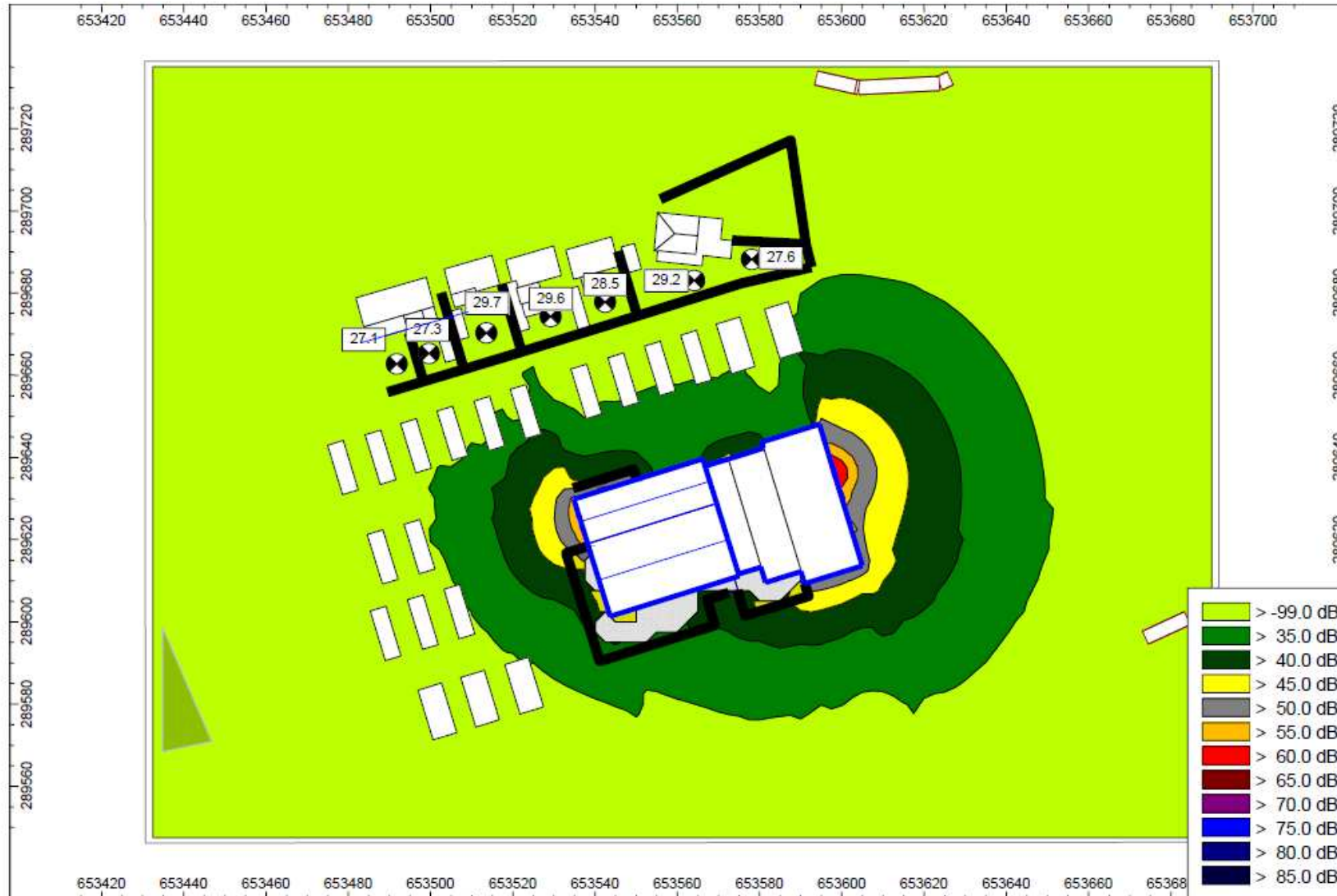


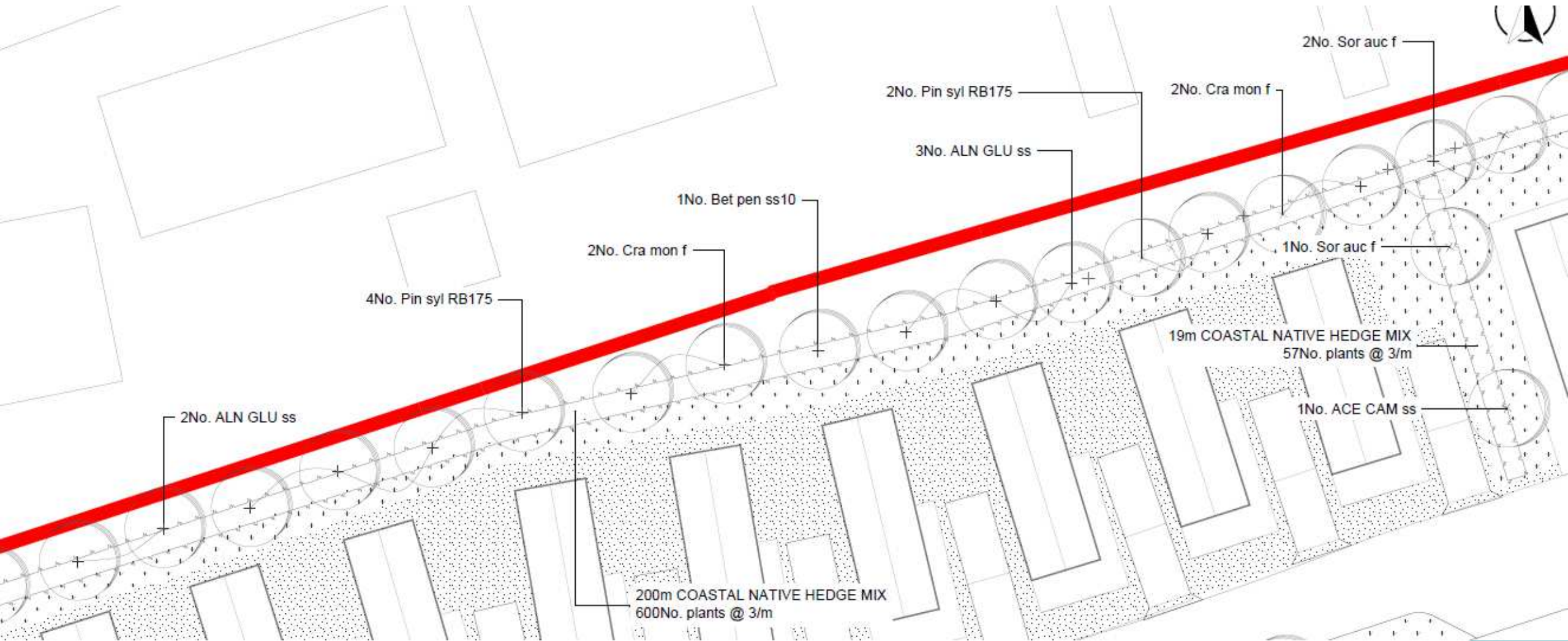
Coalescence



Location	Assessment Height above local ground level, m	Specific Sound Level, dB
No.10 Jubilee Road	1.5	29.7

Figure 4-1: Predicted Specific Sound Levels at Properties on Jubilee Road









Slides from Agent/Applicant



Slides from Ward Member

