

Landcorp (London) Limited

Headley Park Hotel, East Hampshire



We secured consent for a new 73-bedroom hotel and resort, together with 14 lakeside lodges and a luxury family holiday cottage, in a secluded rural setting, in Bordon, Hampshire.

We coordinated the preparation and submission of a planning application, which enables the site of the former 24-bedroom Headley Park Hotel to be completely redeveloped. The original building was constructed between 1884 and 1891, and although it was extended over the years, it was no longer considered suitable for hotel use and closed in 2015. The disused hotel will be replaced with a contemporary building, together with 14 holiday lodges, which will be located around the lakeside. Dilapidated outbuildings will be retained, restored or replaced to provide staff and holiday accommodation. A new barn-style building will accommodate restaurant facilities and there will also be a new spa and wellness centre.

The new hotel will occupy a secluded woodland setting, just beyond the boundary of the South Downs National Park. The site has a countryside designation, is partly within a Site of Importance to Nature Conservation (SINC), and is adjacent to the Wealden Heaths Special Protection Area (SPA) and Broxhead and Kingsley Commons Site of Specific Scientific Interest Site (SSSI). We were able to put forward the case that the establishment of a larger hotel in this location would integrate and respect the local environment and green corridors, and retain and enhance the biodiversity and landscape character of the site.

Working with the consultant team, we presented evidence to demonstrate that the scheme was acceptable in highways, landscape, sustainability and amenity terms. The consented scheme allows for a significant uplift of more than 8,000 sqm of usable floor space and takes inspiration from “Soho Farmhouse”, which the architects at Michaelis Boyd created in collaboration with their client “Soho House”.

Summary of achievements

- Provision of strategy advice and project management of a large consultant team
- Provision of communication services, including a public exhibition
- Coordination of the application submission, including the preparation of a Planning Statement;
- Liaison with the Local Planning Authority and other Statutory Consultees, including Natural England.

Planning Potential Ltd
Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7357 8000