



# Silverlake, Warmwell, Dorset

*From major mineral extraction to sustainable holiday community in a landscaped, recreation and nature conservation setting*



HARMONISATION OF ARCHITECTURE, ECOLOGY AND PEOPLE  
A SUSTAINABLE VACATION COMMUNITY



H·F·G

HABITAT FIRST GROUP

# 01. INTRODUCTION

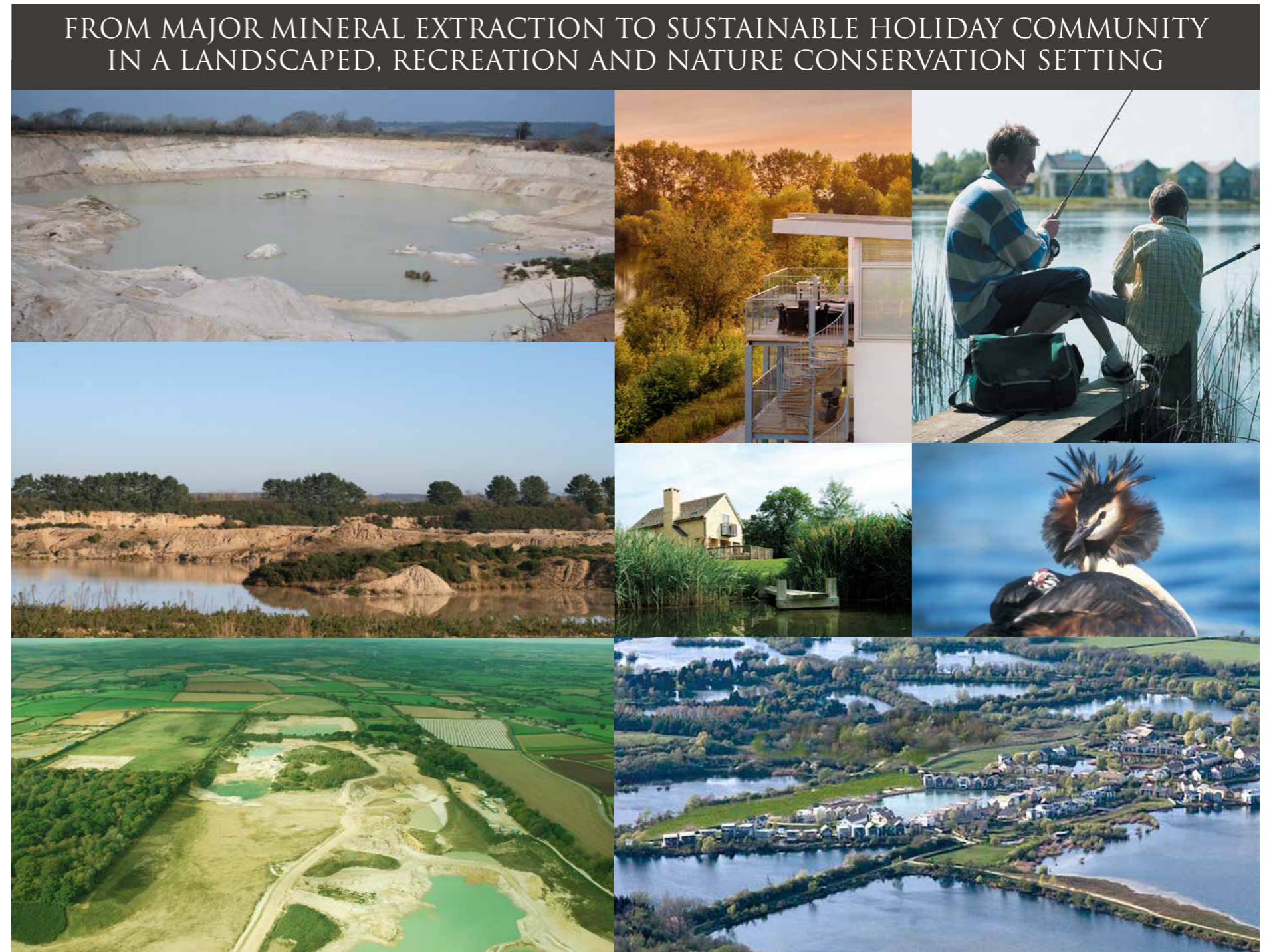
## 1.1 Silverlake, Warmwell, Dorset

THIS PLANNING, DESIGN AND ACCESS STATEMENT EXPLAINS HABITAT FIRST GROUP'S PROPOSALS FOR WARMWELL QUARRY. THE SITE IS CURRENTLY USED BY AGGREGATE INDUSTRIES FOR LARGE SCALE SAND AND GRAVEL EXTRACTION. QUARRYING WILL CEASE IN 2016/17, ALTHOUGH PLANNING PERMISSION FOR QUARRYING EXTENDS TO 2018.

Habitat First Group has acquired the 227 hectares (561 acres) quarry and proposes remediation of the site to provide sustainable built holiday accommodation in a landscaped, bio-diverse, nature conservation setting, with large areas of access land, recreational uses and community benefits.

**The application is for: Outline planning permission for a sustainable vacation community including up to 1,000 holiday chalets/lodges with storage barns, country club and leisure facilities, hotel, maintenance buildings, sales centre, primary / secondary / tertiary bio-digestion facilities, bird watching hides, access roads, open space, trim trails and associated recreational facilities, nature conservation areas and habitat management, an area of Suitable Alternative Natural Greenspace (SANG), landscape and woodland planting and associated infrastructure and remediation. Details of 'appearance', 'landscaping', 'layout' and 'scale' to be reserved matters. Full planning permission for sales centre, car parking, entrance gates, access road to the first phase of holiday units, landscape measures and permissive footpath.**

The application is a "hybrid", comprising an outline application for the overall development, and a full detailed application for alterations to the site entrance off Warmwell Road, a sales centre and parking area, landscaped boundary with Oaklands Park, new permissive footpath from Warmwell Road and access road for the first phase of holiday lodges.



The images above (left) show the existing Warmwell Quarry. Centre and right - Lower Mill Estate, developed by Habitat First Group in the Cotswold Water Park, a former gravel quarry.

# 01: INTRODUCTION

## 1.2 The Vision for Silverlake

**The Vision for Silverlake is to create a sustainable and inclusive community of holiday chalets and lodges where visitors feel comfortable and relaxed in a natural environment, with opportunities to enjoy nature, open space, landscape and recreation. A creative contemporary design approach will combine influences from the waterside character and Dorset vernacular with the use of local materials, sustainability principles, energy efficiency and biodiversity.**

This will be achieved within a carefully managed nature conservation framework, combining people and community with wildlife, habitat, landscape and leisure in a managed setting. There are opportunities for improved access, increased recreational use, and the project will generate inward investment, local jobs and facilities, all of which will benefit Crossways and other local communities.

**The following key words summarise HFG's approach to this exciting vision for Silverlake:**

- PEOPLE
- NEIGHBOURING COMMUNITY
- ENVIRONMENT
- OPEN SPACE
- BIODIVERSITY
- HEALTHY LIVING
- BIODYNAMIC DESIGN
- QUALITY MATERIALS & CONSTRUCTION
- ENERGY EFFICIENCY
- INWARD INVESTMENT
- SAFETY AND SECURITY
- SUPERIOR MANAGEMENT

