

HOLLYBUSH LAKES

THE SITE



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Proposals at Hollybush Lake offer a unique visitor experience with an emphasis on outdoor sports that harmonises with its lakeside setting.

The site currently houses six man-made lakes and once formed part of the Blackwater Valley Footpath, its green spaces are under utilised and currently not open to the general public. At present the site offers some of the best fishing in the area, but its former uses as a scrap metal breaking yard, landfill and gravel pit have left their mark on the site. Hollybush Lane suffers from time to time with uncontrolled parking that overflows from the railway station.

Development offers the opportunity to restore the former commercial uses of the site back to nature for public enjoyment and ecological enhancement. The project aims to re-open the blackwater footpath for public use and encourage residents to enjoy the beauty of the lakeside with improved connectivity.

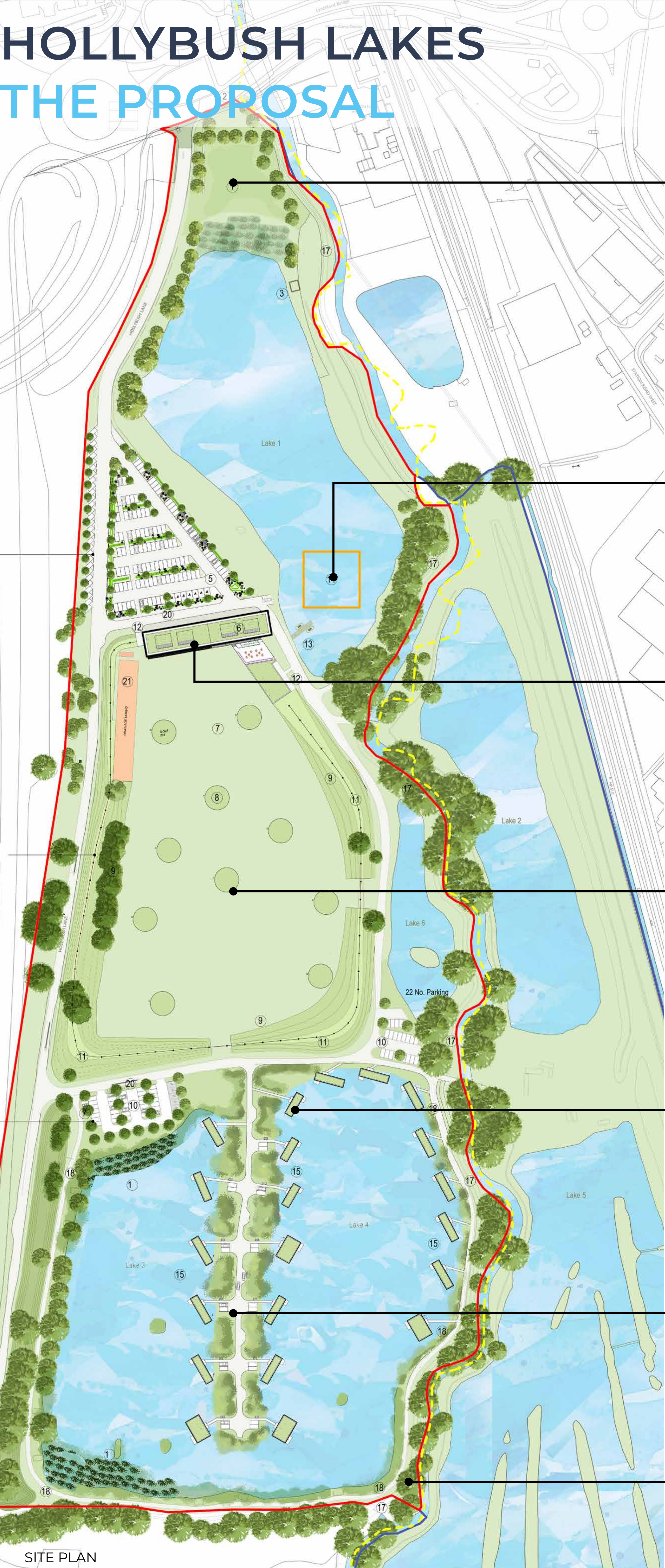
Opening the site to the public and being located adjacent to North Camp station, helps promote sustainable transport to the site, drawing in visitors, aiding in local economy growth. This is further supplemented by the sites proximity to the A331.



THE SITE PRESENTLY

HOLLYBUSH LAKES

THE PROPOSAL



SITE PLAN



IMPROVED PARKING
PROVISION FOR NORTH
CAMP STATION



SEASONAL AQUAFUN WATER
ASSUALT COURSE, KAYAKING
AND BOATING



SPORTS AQUA & GOLF
CENTRE WITH CAFE AND
CHANGING



GOLF DRIVING RANGE



FLOATING
FISHING LODGES /
HOLIDAY LETS



IMPROVED
FISHING
FACILITIES



REOPENING OF THE
BLACKWATER VALLEY
PUBLIC FOOTPATH

HOLLYBUSH LAKES

THE PROPOSAL

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The proposal aims to enhance and restore the natural setting of the site, increasing ecological diversity whilst offering an exemplar leisure destination within the south of England. The existing fishing facilities are to be retained and enhanced with a diverse range of additional activities on site for multiple demographics.

The proposal builds on the full planning permission granted from March 2023 (20/00400/FULPP):

‘Development of site to create a leisure facility comprising aquatic sports centre including restaurant, indoor childrens' play area, equestrian centre and associated stabling; 9 floating holiday lodges (comprising 7 X 3-bedroom and 2 X

4-bedroom units) with associated car parking, landscaping and bund (revised proposals submitted 24 August 2022) at Land at Former Lafarge Site Hollybush Lane Aldershot Hampshire’

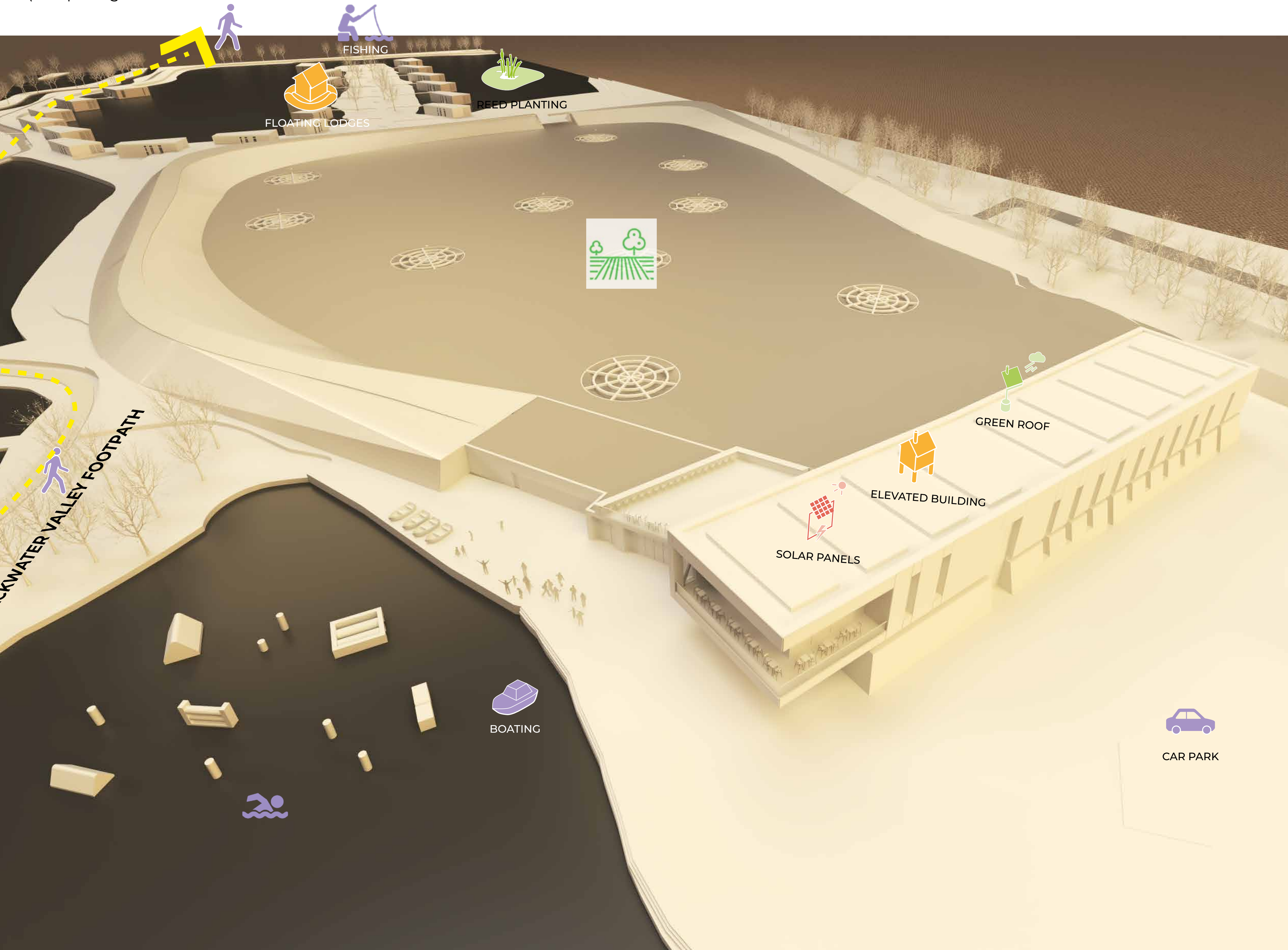
but replacing the equestrian centre with golf driving range. The equestrian centre has been omitted due to issues of potential pollution and the applications difficulty at securing a long-term tenant. The golf driving range exchanges one sport for an alternative and would remove concerns of pollution.



LAKES ON SITE

The two-storey building is broadly the same as the extant permission and with house the SPORTS AQUA & GOLF CENTRE. located by Lake 1 it offers water-based activities such as kayaking, boating and a seasonal inflatable assault course alongside the golf driving range, bar and an elevated café.

Floating holiday accommodation within the site offers immersive lakeside holiday accommodation and fishing experiences for visiting guests and introduces “eco-tourism” to the local area. This element is the same as the extant permission.



HOLLYBUSH LAKES AQUA SPORTS CENTRE



DESIGN CONCEPT

The 'Sports Aqua and Golf Centre' emerges out of the existing earth bund on the site to form both building and enclosure to the new golf driving range. The centre's lakeside location activities such as kayaking, paddleboarding and a seasonal Aquafun inflatable assault course. Supporting facilities of boat shed, slipway and waterfront pathway provide all the mod-cons to enjoy the lakes for sport and recreation.

Upon arrival from the new car park, the double height atrium welcomes guests into the building's central reception area. This offers views out to the golf driving range alongside the lakeside and trees beyond. The ground floor of the 'Sports Aqua and Golf Centre' will house the changing facilities for both indoor and outdoor activities. This will include the provision for wetsuit rental, cleaning, and storage.



The first floor offers an elevated café with framed panoramic lake views through its glazed façade and external balcony terrace. The café connects to two external terraces – one overlooking the lakes and the other offering seating and views over the golf driving range.

The site already boasts excellent fishing facilities. These will be retained and enhanced as part of the proposal with the additional facilities enabling catering facilities for users, increased toilet provision and the option for fishing tourism through the inclusion of the floating fishing lodges to the south of the site.

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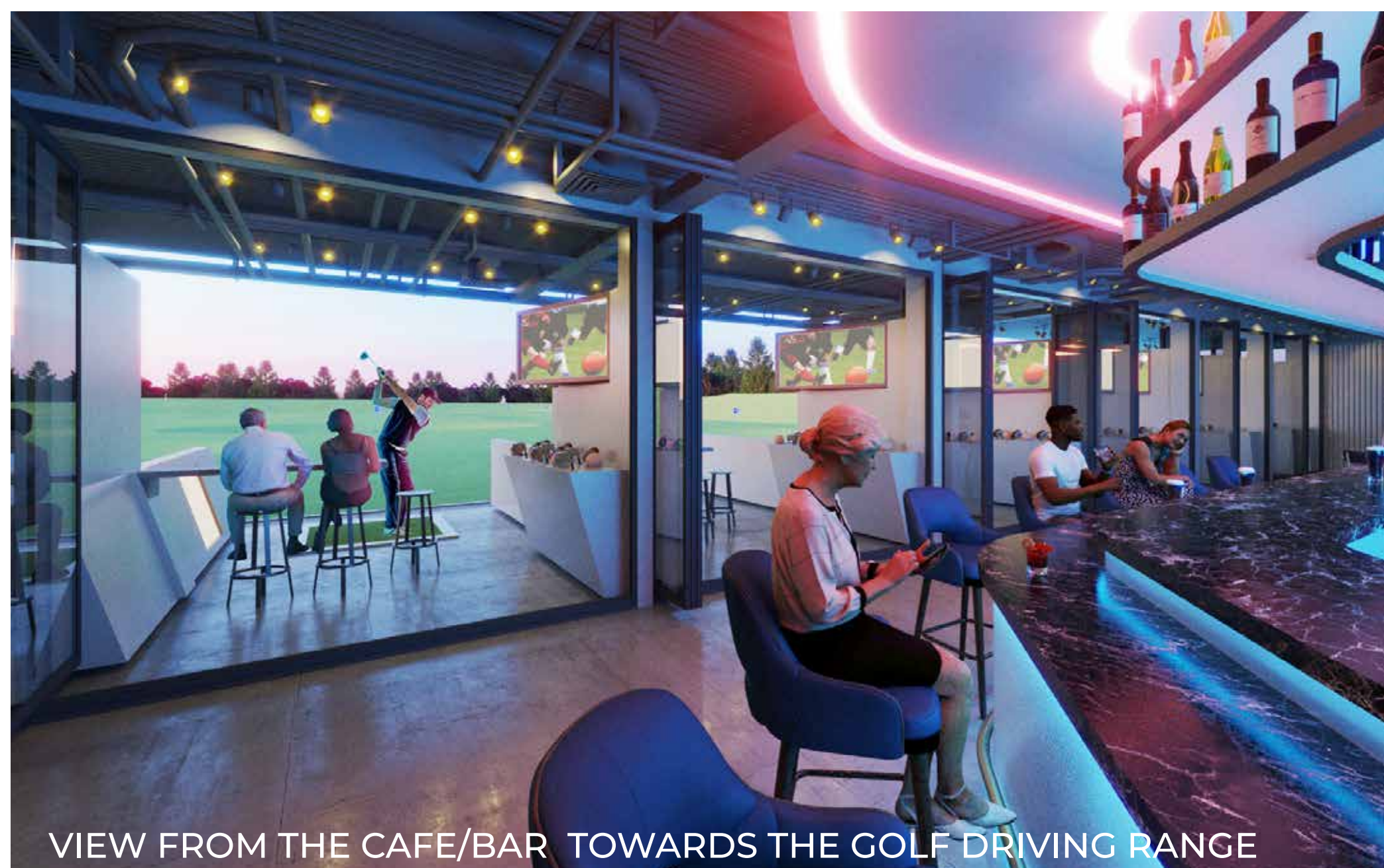
'GREENDRIVE' GOLF SPORTS RANGE



MULTI-PLAY GOLF DRIVING BAYS AND SEATING AREAS



AQUAFUN WATER ASSAULT COURSE



VIEW FROM THE CAFE/BAR TOWARDS THE GOLF DRIVING RANGE

WHAT IS A 'GREEN DRIVE' VENUE

The Sports Aqua and Golf Centre will offer a unique and interactive golfing experience for players of all skill levels. Instead of traditional golf courses, the golf centre features a multi-level driving range with various targets and electronic tracking systems.

Below is description of the facilities that will be on offer:

Driving Range: The heart of 'Green-Drive' is its driving range, which consists of 2 x 10 golf driving bays – one at ground and the other at first floor. Each bay is equipped with a high-tech setup, including special golf balls and camera-based tracking technology. Players hit the balls into the range, aiming for different targets at various distances.

Scoring System: The special balls allow for accurate scoring. When a player hits a ball, it is tracked and scored based on the distance and accuracy of the shot. The targets on the range are color-coded, and players earn points based on where their ball lands. The scores are displayed on screens in each bay, creating a competitive and engaging environment.

Food and Drinks: The facility will provide a full-service restaurant and bar, offering a menu with a variety of food and beverage options.

Games and Challenges: In addition to the standard driving range experience, 'Green Drive' offers various games and challenges that can be played using the scoring system. These games add

an extra layer of fun and competition among players, allowing them to compete against each other or form teams and competitive leagues. **Events and Socializing:** It is anticipated that 'Green Drive' will become a popular destination for friends, family, or colleagues with block bookings for corporate events. Offering a board appeal the site will create a destination whilst also providing local employment.

Overall, 'Green Drive' offers a modern, technology-driven approach to golf that combines entertainment, food, drinks, and a social atmosphere. It has gained popularity worldwide as a recreational destination for golf enthusiasts and casual players alike. This will be the first purpose built facility in the UK.

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FLOATING FISHING LODGES



PROPOSED FLOATING FISHING LODGES



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FLOATING FISHING LODGES

The 21 Floating Fishing Lodges on site offer the opportunity for guests of the site to fully immerse themselves in nature. Each lodge is self-contained and vary between 2-4 bedrooms making them perfect for both couples retreats and family holidays. This includes overnight accommodation for guests who have ventured to Hollybush to experience the famous carp fishing across the many lakes at Hollybush. The fishing experience can begin on your very doorstep with the lodges at Hollybush.

The lodges are accessed through a series of raised walkways through reeds offering visitors to the site privacy and serenity. The inclusion of lodges in the proposals for the site introduce tourism into the local area and the proximity to North Camp Train Station offers visitors staying the ability to explore both local and regional highlights by foot, bicycle and train.

We would like to hear your feedback on the proposals and please see the survey link within this website. For further information or to comment on the proposals please email mail@baca.uk.com

