

Hi Henry,

Thank you again for your time this morning going through your pre-application comments in more detail and reviewing the amended drawings Paul had prepared. We found the time very productive and gave us more confidence in moving forward with a full application.

I have written up the key take aways from this meeting and would kindly ask you review them and confirm these reflect the discussions of the meeting, so that we can confidently take these forward as we prepare a full application for the expansion of the Redwings Lodge Baldock.

Meeting notes 12/09/2025 10:00:

1) Principle of commercial development

- Policy CGB1: Henry confirmed that criteria B could be met with occupancy levels of the hotel and data on the supply of other budget hotels nearby.

2) Design and Appearance

- Henry confirmed that policy CGB4 has no numerical criteria for “proportionate development” in rural areas beyond the Green Belt. The pre-app proposals were for 110% addition, Henry believes 100% would be acceptable. Paul prepared reduced proposal of approx 103% with 8 less bedrooms which should be acceptable.
- Extension to continue the existing design and materials pallet.
- Extension to remove dutch hip roof in place of traditional hip roof.
- Henry confirmed that overall the new proposals are a “big improvement” on the previous proposals and could be supported.

3) Impact on amenity of neighbouring properties

- Lighting Strategy to ensure no light spill into neighbouring residential property would be required.
- Low light bollards and street light shields could be used to mitigate spill. Specification of lighting can be issued to demonstration no impact on residential amenity.

4) Highways, access and parking

- Existing access in principle acceptable, subject to highways officer support.

- Reduced bedroom numbers allow for more parking spaces if required.
- Landscaping strips every c.4 spaces to breakup heavily tarmacked parking.

5) Ecology

- Bats already surveyed and no evidence.
- BNG - redline boundary reduced to the south where not related to the proposal to minimise excessive BNG requirements. Landscape Strategy required to demonstrate BNG.

Thanks again for your time and we look forward to working with you on this upcoming application.

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