

Hinckley and Bosworth Borough Council Corporate Strategy
2024 - 2028

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Corporate Plan 2024 to 2028

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A place of opportunity

Our corporate plan for 2024 to 2028 sets out our vision in creating great places to live, work and enjoy. This plan will be supported and delivered by council services working together as one team and with trusted partners in accordance with the council's key values. Commitments set out in this plan will not duplicate or replace existing partner responsibilities or functions.

People: Helping people to stay safe, healthy, active, and in employment

Places: Creating clean, sustainable and attractive places to live, visit and work in

Prosperity: Encouraging sustainable commercial economic and housing growth, as well as attracting businesses, improving skills and supporting regeneration

People

Over the next four years and beyond we will:

1. Help people to stay healthy, happy and active and continue to provide initiatives that support children and young people, older people and our vulnerable residents
2. Maximise our residents' potential through employment and skills support
3. Reduce crime and anti-social behaviour



To do this, we will:

Improve the quality of existing homes and increase the availability of affordable housing

Work to prevent all forms of homelessness

Deliver and monitor our cost-of-living support programme

Work with partners to deliver local skills and employment programmes

Support workplace health initiatives

Promote and deliver a wide range of preventative health interventions

Maximise opportunities to participate in physical activity working with sports and health partners

Deliver housing related health projects

Be proactive in tackling emerging community safety threats

Launch prevention initiatives, including burglary campaigns

Work with partners to prevent and reduce incidents of violence, including domestic violence

Work with partners to develop the capacity of the local voluntary sector

Make the best use of technology to widen our customers' access to our services whilst ensuring customers retain choice in their contact methods

Include other partners at the Hub to maximise its use and expand accessibility for our residents

Places

Shaping development of the borough

Over the next four years and beyond we will:

1. Adopt a new and ambitious local plan
2. Work towards a greener borough
3. Promote sustainable development and initiatives to reduce the carbon footprint of the borough



To do this we will:

Improve planning performance for customers

Adopt the new open space strategy and improve our green spaces by implementing the actions in the new green space delivery plan

Oppose inappropriate development including the Hinckley National Rail Freight proposal

Deliver campaigns on litter, fly tipping and dog fouling

Ensure effective enforcement to tackle issues including breaches of planning control

Increase recycling including the introduction of a new weekly food waste collection with government funding

Expand and deliver community tree planting schemes

Increase access to electric vehicle charging points across the borough

Secure Green Flag status for our parks and adopting new open spaces

Promote bio-diversity and produce a refreshed Climate Change and Biodiversity Strategy

Reduce the carbon emissions from our own operations

Develop the Parish and Community Initiative Fund to renew focus on climate change/biodiversity

Launch a new community equipment grant for the rural areas

Deliver the actions in the Rural Strategy

Places

Town centres

Over the next four years and beyond we will:

1. Enhance and promote our town centres
2. Adopt new plans for our key towns
3. Deliver our UK Shared Prosperity Fund Programme



To do this, we will:

Continue to market and promote our town centres, with campaigns to tackle vacant units

Support and work collaboratively with Hinckley Business Improvement District

Deliver our annual events programme

Target key eyesore sites that require improvement

Commission a new masterplan for Hinckley town centre

Refresh Earl Shilton and Barwell town plans

Renew or refresh street furniture within the town centres

Offer shop front improvement schemes across the borough

Support delivery of Market Bosworth public realm and transport improvement scheme

Prosperity

Over the next four years and beyond we will:

1. Boost a wide range of opportunities for economic growth and regeneration by encouraging investment and green growth to provide new jobs as well as more places to live and work across the borough
2. Support the regeneration and enhancement of our town centres
3. Continue to boost tourism by working with partners to promote local attractions and grow the visitor economy



To do this, we will:

Deliver levelling up economic projects and programmes through the UK Shared Prosperity Fund

Market and promote the borough to both visitors and shoppers

Refresh our Economic Regeneration Strategy

Promote opportunities for inward investment and green energy infrastructure at MIRA Technology Park

Work with partners to boost opportunities for training, employment and housing

Deliver Twycross National Science and Conservation Centre

Provide advice and support services to local businesses

Secure a new site for employment development at Station Field in Market Bosworth

Launch work on installing new Bosworth 1485 Sculpture Trail

Develop new Tourism Strategy for the borough

Explore all options to deliver a new crematorium

Identify further investment and income generation opportunities linked to the council's Investment Strategy

Refresh the Heritage Strategy

Continue to support our rural parishes

Contact us about the Corporate Plan

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Appeal decision ref: 3229963, change of use of vacant outbuilding to no. 1 holiday lodge and associated location plan



Appeal Decisions

Hearing Held on 13 August 2019

Site visits made on 12 and 13 August 2019

by K Savage BA MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 October 2019

Appeal A Ref: APP/K2420/W/18/3218401

Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Statue Homes Ltd against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 18/00732/FUL, dated 24 July 2018, was refused by notice dated 23 October 2018.
 - The development proposed was originally described as 'Resubmission of refused planning application (LPA ref: 17/00528/FUL) for the erection of multi-functional recreational building, the erection of a golf simulator building, the erection of a golf buggy garage, formation of a new car parking areas and new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping.'
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Appeal B Ref: APP/K2420/W/18/3229633

Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Statue Homes Ltd against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 19/00230/FUL, dated 14 February 2019, was refused by notice dated 18 April 2019.
 - The development proposed was originally described as 'change of use of Vacant Outbuilding to No. 1 holiday lodge.'
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Decisions

1. Appeal A is dismissed.
2. Appeal B is allowed and planning permission is granted for change of use of vacant outbuilding to No. 1 holiday lodge and alterations to existing vehicular access onto Station Road to include the extension of the access drive, at Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP in accordance with the terms of the application Ref 19/00230/FUL, dated 14 February 2019, and subject to the conditions listed in the attached Schedule.

Applications for costs

3. At the Hearing two applications for costs were made by Statue Homes Limited against Hinckley and Bosworth Borough Council, one in respect of each appeal. These applications are the subject of separate Decisions.

Preliminary and Procedural Matters

4. At the Hearing, I confirmed with the parties that the descriptions of development on the Council's decision notices better reflected the proposals before me which were amended during the course of the applications. As such, I have used these descriptions as necessary in the formal decisions above.
5. At the Hearing, the appellant submitted a completed planning obligation comprising a signed unilateral undertaking which I shall return to later.
6. The relevant development plan documents for the area are the Core Strategy Development Plan Document (2009) (the CS), the Site Allocations and Development Management Policies Development Plan Document (2016) (the SADMP) and the Market Bosworth Neighbourhood Plan (2014-2026) (September 2015) (the MBNP).
7. Reference has been made to the North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022 which provides information on the state of tourism in the two boroughs and sets out a framework for future development and growth of tourism. Though not a formal supplementary planning document, it is a recent source of information relevant to the appeal and I have taken it into consideration.

Main Issues

8. The main issues in both appeals are:
 - Whether the location and form of development proposed would be appropriate having regard to relevant local and national planning policy and guidance relating to tourism and recreational development;
 - The effect of the proposed development on the character and appearance of the area.

Reasons

The site and surroundings

9. The site is a former golf course located to the west of Market Bosworth, accessed through an entrance on Station Road. The facility comprised an 18-hole layout with an additional 9-hole Par 3/practice course. The course closed in early 2016 and has remained closed since. The site extends to some 48 hectares of undulating and largely open land which adjoins open countryside to the north, east and west that contains sporadic residential development. The site contains a number of water features and bunding shaping the course layout with boundaries formed by hedgerows. There is a prefabricated cabin formerly used as the clubhouse, surrounded by an area of hardstanding used for parking at the end of the driveway. There is also a brick built building located towards the centre of the site to which Appeal B relates.
10. The course area has been maintained through regular grass cutting since the golf business closed, though features such as tees, fairways and greens are no longer defined. It is common ground between the parties that use as a golf course could be reinstated without a further grant of planning permission.
11. There is a recent residential development a short distance to the west beyond intervening open land, whilst to the east are two detached dwellings and an

area of woodland, beyond which is St Peter's CE Primary Academy. Residential development also exists to the opposite side of Station Road, along with an area of industrial uses. Bosworth Marina is a further facility a short distance to the west which is visible from parts of the appeal site.

Appeal A

Location and form of development

12. The site lies adjacent to, but outside, the settlement boundary of Market Bosworth and in the countryside for planning purposes. The appeal proposes the construction of a golf clubhouse and associated landscaping as part of the re-opening of a golf business. In addition, 15 holiday lodges are proposed, 6 contained within a courtyard building near the clubhouse and site entrance, and a development of 9 detached lodges set on stilted platforms to the eastern side of the site.
13. Under Policy DM4 of the SADMP development in the countryside will be considered sustainable where, amongst other things, it is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries or it significantly contributes to economic growth, job creation and/or diversification of rural businesses, and where it does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.
14. The site has lawful planning use as a golf course, it is designated as a Leisure and Tourism Facility in the MBNP and is the closest of these facilities to the built up area of Market Bosworth, though its size means the extremities of the course are considerably further away than the most adjacent parts. At the Hearing the Council accepted that the proposed golf clubhouse would fall under sport and recreational uses supported in principle under Policy DM4. In locational terms, the clubhouse would be located by the main entrance and within the nearest part of the site to Market Bosworth itself. I saw that there are footpaths on Station Road leading into the town and a bus stop close to the end of the driveway, which would facilitate travel by means other than the private car. That said, golf clubs by their nature are often to be found outside of built up areas in or near the countryside and visitors inevitably travel there by car given the need to carry bulky equipment. As such, I am satisfied that in terms of location, the proposal in respect of the golf clubhouse satisfies criterion a) of policy DM4.
15. In terms of the holiday lodges, Policy 23 of the CS encourages lodges in suitable locations where they can support existing services and facilities and are of a scale which is appropriate to minimise impact and assimilate well. Although some of them would be located in a more interior part of the site, and would be reached more often than not by car, they could be accessed by bus from Station Road, or on foot via Public Footpath S70, which would pass between the lodges on its path across the course and directly into the town centre. When considered relative to the nearby development at Pipistrelle Drive, the proposed lodges would be no more isolated or remote from services in Market Bosworth. Moreover, it is an inherent aspect of holiday lodges that they are located away from built up areas, as their attraction lies in factors such as a quiet environment, proximity to nature and countryside views. Given this, I am satisfied that the location of proposal holiday lodges would not

conflict with Policies 23 and DM4, subject to their effect on the character and appearance of the area.

Loss of existing facilities

16. It is common ground between the parties, given its closure in 2016, that the previous golf operation was not viable. Whilst the owner has maintained the course through regular mowing, I saw on site that the course would need to be re-defined and suitably prepared in order for it to be playable. As such, I am satisfied that there is no viable business existing on the site.
17. The Council sought for the appellant to demonstrate that the loss of the 9-hole course would not affect the long term viability of the business. I acknowledge the evidence that other, shorter forms of golf are being encouraged to drive interest in the sport¹, and a 9-hole course would appear to align with such aspirations. However, the course no longer exists. Thus, I disagree that the proposal would lead to 'less choice' for members. No choice at all exists at present. Members would join and others would visit in full knowledge of the available facilities, which would include the options to play nine holes on either the front or back nine, or the whole eighteen.
18. Moreover, from all I have seen, heard and read, the proposed alterations to the 1st and 18th holes would not result in a course of demonstrably substandard length or quality, eighteen holes being the standard provision for a golf club. Therefore, I am not persuaded that the viability of the business, given it would include a full 18-hole course and clubhouse facilities, would be at risk due to the failure to re-provide the 9-hole course.

Conclusion on first main issue (Appeal A)

19. The golfing and holiday aspects of the proposal would be acceptable in terms of their location relative to local services and facilities. The proposal would result in a presently defunct recreational facility being brought back into use which would add to the facilities for local people and would benefit the area economically, together with new holiday accommodation. In terms of the location and form of development, I find that the proposals would accord with Policy 23 of the CS and Policies DM1, DM4 and DM24 of the SADMP. Compliance with these policies overall, however, is subject to the criteria relating to the effect of the proposals on the character and appearance of the area, to which I now turn.

Character and appearance

20. The appellant's evidence includes a Landscape & Visual Baseline Report and a Summary of Likely Landscape & Visual Effects (SLLVA). The site falls within the Bosworth Parkland Landscape Character Area, of which the key characteristics include rolling farmland with gentle slopes which rise to a high point around the town of Market Bosworth, scattered trees, woodland and smaller fields of pasture, and development limited to scattered farm buildings and historic settlements. The recreational role of the area is also highlighted, including the network of historic footpaths and the Battleline Railway.
21. The Council points to the description of Character Area A in the MBNP, in which the site falls, as having 'open landscape features, a large wide open aspect,

¹ Golf Business Viability Report – John Ashworth Associates (February 2018)

outdoor leisure pursuits and heritage'. The view from Station Road over the site from a point close to the main entrance is identified as an Important View or Vista (IVV) (No 11) in the MBNP for its 'extensive views of north west Leicestershire'. A further IVV in the MBNP is No 12 from Public Footpath S70 some 130m from the entrance to the appeal site.

22. I observed the site from a number of locations. From higher ground, such as the area around IVV 12, extensive views are possible over at least 180 degrees, taking in the golf course and the wider countryside beyond. From lower ground at IVV 11, however, views of the wider golf course are largely screened by the solid hedgerow which runs across the front boundary of the site, though the higher ridge to the eastern side is apparent. The ridge is more evident in views from the elevated railway bridge to the west of the site and forms an immediate feature when walking towards it along the public footpath which crosses the site.

Clubhouse and courtyard buildings

23. The proposed clubhouse would be a substantial recreational building containing the various functional requirements of a modern golf course, including changing rooms, bar and dining areas, pro shop and offices, as well as the proposed golf simulator and function room. The building would be primarily a long, single storey structure with modest dormer windows in the hipped roof, joined to a two storey element at one end. The form of the building would evoke a large farmhouse, with a combination of sandstone, brick and wood panelling, together with clay tiles to the roof. This would give the building a traditional and rural appearance which would respect its surroundings.
24. Similarly, the proposed courtyard building containing six holiday lodges would continue this palette of materials, and despite its greater footprint, it would appear secondary in scale to the clubhouse as it would be single storey throughout and its shape would conceal much of its bulk behind the façades in view. Moreover, its positioning to the side of the entrance drive, behind the hedgerow, would reduce its presence on approach into the site, leaving the clubhouse as the principal feature.
25. The buildings would be visible from Station Road, and from other notable vantage points which are identified by the parties, including the railway bridge on Station Road and the view from Public Footpath S70 as it enters the site from the east. Undoubtedly, the scale of the buildings would render them prominent in the landscape, though from Station Road, their prominence would be reduced to some degree by the existing hedgerow and their distance in from the road. Given the proposed re-use of the site as a golf course, the presence of buildings would not be unexpected, and given the screening which exists, they would not adversely affect the view from Station Road across the site. The openness of the area and connection with the countryside would still be apparent from the field in front of the site and the open land to the west.
26. Though the buildings would be set within a stretch of largely open land along Station Road, its surroundings offer clear indications of the site's proximity to Market Bosworth. In particular, there is continuous development, both industrial and residential to the opposite side of Station Road. Moreover, the approach from the west is already subject to urbanising influence from the scale and prominence of Bosworth Marina and the residential development at Pipistrelle Drive, such that the site, despite its openness, is contained between

these developments and the hill of Market Bosworth itself, resulting in a localised impact on the landscape. This combination of these factors, in my view, means that the proposed buildings would not harm the landscape character of the area, nor detract unacceptably from the identified IVV 11 of the MBNP.

Detached holiday lodges

27. The lodges would be in one of four types, varying in size but sharing a contemporary cabin style, using cedar cladding and stonework, a mix of flat and pitched roofs, and extensive glazing to the facades. Each of the lodges would be set on a raised platform supported by stilts set into the ground. The largest of the lodges would be over 20m in width and 12m in depth including the external deck. In reaching this scale and in combination with their height and striking cutaway roof designs, the lodges would form prominent features within the site.
28. The lodges would stand prominently on the rising ground towards the east of the site. Their visibility would be increased by the use of the stilted platforms, raising them several metres above ground level. In particular, they would be prominent to users of Public Footpath S70. On approach along the footpath from the Market Bosworth side, a rural character and broad panorama over the countryside exists (IVV 12 in the MBNP). At the point of the IVV, the lodges would be very obvious to users of the footpath and would intrude upon the open, natural character of the site, as they would have an immediate and imposing presence at the point where the landscape opens up expansively to panoramic views. Together with the access road and parking areas, the lodges would form distinctly urbanising features at odds with the prevailing open landscape and would undermine the increasingly rural character as one leaves the built up area along Public Footpath S70 from the Market Bosworth side.
29. I recognise the appellant's points that the golf course is a modified landscape. Nevertheless, it is still an open site with natural features and it forms a continuous part of the green and natural environment which surrounds Market Bosworth. Indeed, I saw on site that the fact that it is a modified golf course landscape is only evident in views from the high ground to the east and from within the site itself. From lower or more distant vantage points, the features of the site are not obvious given the screening provided by intervening hedgerows and trees. Given this, I accept that the harm to the wider landscape in this case would be limited. Nevertheless, in localised views, the lodges would be prominent and intrusive and would have a detrimental impact on the existing open and undeveloped character of the site.
30. I accept that the impact of the lodges could be softened as proposed planting matures; however, this would take time to establish, and would have to reach significant height and solidity to provide an effective visual screen. Given the appellant's admission that the location of the lodges was chosen in part for the views they would offer, such screening is likely to only be significant to the Market Bosworth side, and not the golf course side, where the lodges would remain prominent on the ridge in the longer term.
31. From the elevated railway bridge on Station Road, the lodges would appear conspicuous on the raised ground, forming a more intensive and urbanised form of development in contrast with the isolated, detached dwellings on the hillside. The appellant's SLLVA assesses both the value and sensitivity of the

views from this point as high, with 'major-moderate adverse effects' in the short term and 'moderate adverse' in the long term. I accept that the landscape is not valued at a national or regional level, but it is given local importance within the MBNP. Therefore, whilst the lodges would form part of a supported recreational use on the wider site, their conspicuous position at high level would harm the character and appearance of the landscape.

Conclusions on second main issue

32. For these reasons, overall, the proposal would conflict with Policies DM1, DM4 and DM10 of the SADMP, with Policies CE1, CE3 or CE5 of the MBNP which together require development to complement or enhance the character of the surrounding area and seek to protect the intrinsic value, beauty, open character and landscape character of the countryside. There would also be conflict with the Framework's recognition of the intrinsic value of the countryside.

Appeal B

Location and form of development

33. The proposal would see the conversion of an existing building on the course to a single holiday home. The Council's first reason for refusal refers to harm to the vitality and viability and functioning of the existing golf course, and conflict with Policy DM8 of the SADMP, which resists the loss of buildings in recreational or sporting use unless certain criteria are met.
34. The building is described variously by the parties as a convenience or amenity building which I understand provided storage for the golf course and toilets and shelter for golfers during their rounds. I have already found that there is no functioning golf course on the site, and therefore the viability of an existing use would not be threatened by the loss of the building. Although the building has the potential to add to the facilities golfers would enjoy whilst playing a re-opened course, I heard no evidence that such facilities are essential for a golf course to function. Instead, I heard anecdotally that other nearby golf courses did not have such facilities.
35. In view of the limited evidence of its importance to the operation of the golf course, and the fact that there is no operational golf course in any event, the loss of the existing amenity facility would not undermine the provision of sporting and recreational facilities in the Borough, and there would be no conflict with the aims of Policy DM8 of the SADMP or Paragraph 97 of the Framework.
36. The Council also raised concern that the placement of the lodge in the centre of the golf course would adversely affect its operation, through conflict between golfers and residents from noise or errant golf balls. On site, the relative locations of tees and greens were pointed out to me, along with the direction of play. Based on my observations, I am satisfied that any risk in this respect is limited, and could be accommodated in the detailed layout of the course. Given the nature of the lodge's location, it seems quite probable that it would appeal mainly to golf enthusiasts, should the course re-open. At the very least, prospective occupants would be aware of the fact that the lodge was on a golf course, and any noise generated by either golfers or occupants would not, in

my view, be so great as to cause harm to the functioning of the course or occupants' living conditions.

37. The Council's second reason for refusal refers to the isolated location of the lodge and that it would only be accessed by an unlit track. At the Hearing, the Council accepted that the lodge would not be isolated in terms of Paragraph 79 of the Framework. In physical terms, the lodge would be at a distance which may discourage walking to Market Bosworth, but holiday lodges are often sought after due to their detachment from the built up area, and occupants are likely to be more willing to walk longer distances for recreational purposes, with the route of Public Footpath S70 providing an adjacent option for this. The appellant stated that the lodge would be accessed only by vehicles provided by the golf course. Even so, any traffic generated by a single lodge would be insignificant, and considerably less than that generated by the golf course use. As such, the location of the lodge would not lead to demonstrable harm in environmental terms due to reliance on the private car by occupants.
38. For these reasons, I find that the proposal would represent a suitable location for a holiday lodge, and there would be no conflict with Policies DM1, DM4 or DM8 of the SADMP, with Policy 23 of the CS or Paragraph 97 of the Framework.

Character and appearance

39. The Council's concerns relate to the potential impact of a track being formed or upgraded between the main area of development at the front of the site and the proposed holiday lodge. There are extensive submissions by both parties in respect of whether a track exists on the site, or exists lawfully in planning terms. However, it is not within the scope of this appeal for me to determine the lawful status of a track.
40. On site, I saw the track in question to be at various points formed of gravel, grass and earth, with light tyre markings and rough edges giving an informal appearance and indicating infrequent use. It followed a fairly direct line through the site along lower ground between the various mounds forming the golf course topography. I was advised that it had been used in the past for access by vehicles to empty a septic tank serving the toilets of the amenity building, and I saw the location of the septic tank on site.
41. At the Hearing, the appellant indicated that operational development was not necessarily required to upgrade the track and only works of maintenance may take place. The Council indicated that if no development was proposed, it would not have concern in respect of the effect on character and appearance.
42. Notwithstanding questions of lawfulness and condition, the track's low lying path through the course means it is not a prominent feature in the landscape, and is not obvious in views from outside the site, even those on higher ground. Walkers crossing the site already see and cross the track and it is evident that it serves the outbuilding. Though still an open and largely undeveloped site, its status as a golf course, in my view, brings with it an expectation of some sensitively designed features, such as paths for golfers and access tracks for greenkeeping equipment. Such features would go hand in hand with the renewal of the golf course, but would not have significant visual impact given the screening provided by the undulating topography and planting.

43. Moreover, as discussed at the Hearing, the appellant proposes to limit the access of occupants to the proposed holiday lodge to vehicles provided by the golf course, which would limit the extent to which it would be used by private vehicles, and prevent the track taking on a more urban or residential character. A condition requiring submission, approval and implementation of an operational management plan could be used to ensure vehicular access to the holiday lodge is suitably managed whether or not this is in association with an operational golf course.
44. Therefore, I find that the presence of a track, whether intermittent as I saw on site, or made more formal through additional gravel or other materials, would not adversely affect the character or appearance of the area, and so would not conflict with Policies DM1, DM4 or DM10 of the SADMP, or with Policies CE1, CE3 or CE5 of the MBNP.

Other Matters

Need and viability (Appeal A)

45. As I have found the proposed clubhouse or courtyard building would enjoy policy support in principle and would not harm the character and appearance of the area, it is not necessary to further consider whether their scale is justified by an identified need.
46. In terms of the nine detached lodges, it was explained that these would be sold to raise capital to fund construction of the clubhouse and golf course renovation. A costs appraisal was submitted by the appellant containing broad brush estimates of costs and revenues for the development. The appraisal lacks information such as land costs and does not include evidence of how the projected sales prices of the lodges or the costs of construction have been arrived at. As such, it is of limited value in assessing the overall viability and scale of the development proposed, though the Council has not offered any detailed evidence to contradict the appellant's position.
47. Nevertheless, I recognise that the holiday lodges would assist the delivery of the golf clubhouse and course renovation to ultimately deliver economic benefits through recreational and tourism activity, which would weigh in favour of the proposal.
48. The parties disagreed as to the potential number of jobs which would be created. The appellant's estimate of up to 59 full time equivalent jobs struck me as ambitious, notwithstanding that it was formulated based on RICS Employment Density Guidelines, as the golf business case advanced by the appellant put payroll at £153,000 per annum, which would be completely at odds with such staffing estimates. Ultimately, the information before me is not conclusive. Though I cannot be certain as to the number of jobs created, I am satisfied that the proposals would generate noticeable new economic activity and create new employment opportunities for the local area.

Planning Obligation (Appeal A)

49. The unilateral undertaking (UU) contains a number of provisions. Firstly, an undertaking that the proposed lodges will not be occupied as permanent residential dwellings. Secondly, that occupants of the lodges will receive a 30% reduction in green fees to play the golf course. Thirdly, that the owners of the

holiday lodges will be responsible for the management of the landscaping of the holiday units.

50. It was agreed at the Hearing that the restriction on occupation could be dealt with by condition. The green fee provision was not sought by the Council. Whilst such a discount may attract additional custom, I have little evidence to demonstrate that it is necessary to make the development acceptable in planning terms.
51. The third provision relating to maintenance appears to me to relate to the division of labour between the golf course and the owners of the lodges. However, it matters not in planning terms who undertakes maintenance of the holiday lodge grounds. Moreover, the undertaking contains no definition of 'maintenance and management' or 'landscaping' or the area within the site to which this responsibility would relate. In my view, this could be dealt with by condition.
52. The other provisions of the UU relate to the timing of the development. There was disagreement between the parties at the Hearing on this point. The Council wished to see the clubhouse completed and the golf course open before any holiday lodges are occupied, rather than allowing 12 lodges to be occupied as set out in the UU. Notwithstanding the parties' disagreement, this is another matter capable of being dealt with by condition rather than through an obligation.
53. As such, I find that the undertakings put forward are not necessary to make the development acceptable in planning terms and so would not meet the tests set out in Regulation 122 of the Communities Infrastructure Levy Regulations 2010. Therefore, I have not taken the submitted UU into account in reaching my decision.

Other Issues

54. In addition to the above and the main issues, interested parties have also raised concerns over a number of other matters, including highway and pedestrian safety. I note that the Local Highway Authority considered the proposals, including the potential use of the clubhouse for larger events, and no objection was raised to either of the proposals. On the evidence before me, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the Framework.
55. The Council did not make findings of harm in respect of any of the other issues raised by interested parties and, on the evidence before me, I do not reach different conclusions to the Council on these issues.
56. In support of Appeal A, the appellant refers to a number of appeal decisions relating to holiday home development. However, these relate to proposals in different authorities and have evident differences in scale, form, site context and prevailing circumstances. Therefore, I do not have sufficient evidence to draw direct comparisons with the scheme before me, and I have duly considered the appeal on its own merits.

Planning Balance

Appeal A

57. There would be social and economic benefits weighing in favour of the proposal from the re-opening of a golf course which would add to the recreational facilities of the area and through new employment opportunities and spending by visitors at the course, holiday lodges and in the wider area. I accept that the proposed holiday lodges would assist the delivery of the wider golf course facilities, add to the tourism options in the area and support the Council's objectives to boost tourism and recreation in the District, though the intention to sell the detached lodges would reduce their potential long term availability to the market. Overall, I attach substantial weight to these benefits.
58. There would be reliance on the private car to access the facilities, though other travel options exist which would help to limit the adverse environmental impact of car use. The proposed tree planting and other landscaping would offer some limited environmental benefits to counter this.
59. The proposed clubhouse and courtyard building would be acceptable additions to the landscape and would not harm the character and appearance of the area. However, I have found that the proposed detached lodges, due to their elevated position, form and layout, would cause unacceptable harm to landscape character of the area and would conflict with the development plan. This is a matter to which I attach very significant weight.
60. Overall, I find that the benefits of the proposed development when taken cumulatively would not outweigh the harm to the character and appearance of the area and resulting conflict with the development plan. Therefore, the proposal would not result in sustainable development when considered against the development plan and the Framework as a whole. There are no other material considerations which indicate a decision should be taken at variance with the development plan in this case and, consequently, planning permission should not be granted.

Appeal B

61. I have found no conflict with the development plan in respect of either the location and form of the development or its impact on the character and appearance of the area. There are no other material considerations which point to withholding permission and, therefore, the appeal should be allowed, subject to relevant conditions.

Conditions

62. In respect of Appeal B, I have considered the Council's recommended conditions in light of the tests of conditions within the Framework and guidance of the Planning Practice Guidance. The conditions were discussed at the Hearing and amended wording was submitted by the parties in writing following the Hearing.
63. I have imposed a condition specifying the approved plans to provide certainty. Conditions are also necessary to ensure the site access, parking and turning areas are laid out prior to the development being brought into use in the interests of highway safety. An Operational Management Plan is necessary to ensure the safe operation of the lodge and golf course and to protect

occupants' living conditions. Finally, a condition is required to prevent the holiday lodge being used as a permanent dwelling as this would conflict with the development plan and Framework in terms of the location of housing.

Conclusion

64. For the foregoing reasons, and having taken all relevant matters into consideration, I conclude that Appeal A should be dismissed and Appeal B should be allowed.

K. Savage

INSPECTOR

Schedule of Conditions (Appeal B)

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:
Proposed Site Plan - Drg No. A-PL-101 Rev C, Proposed Elevations - Drg No. A-PL-200 Rev A, Proposed Ground Floor Plan Option 2 - Drg No. A-PL-102, Proposed Roof Plan - Drg No. A-PL-101 Rev A, Proposed Ground Floor Plan - Drg No. A-PL-100, Junction improvements Dwg No. HAS/17-030/02 Rev A, Visibility Splays - Drg No. HAS/17-030/01 Rev A, Footpath Improvements - Drg No. HAS/17-030/03 Rev A, Access Arrangements & Highway Improvements - Drg No. A-EL-003, Access Arrangements & Highway Improvements - Drg No. P827/101A received by the Local Planning Authority on the 25 February 2019.
- 3) Notwithstanding the provisions of Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any change of use by any subsequent Order, the unit shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation or a principal or primary place of residence.
- 4) The development hereby approved shall not be occupied until the access arrangements shown on Dwg No. P827/101A received on the 25 February 2019 has been carried out and completed in full.
- 5) No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.
- 6) No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 65 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
- 7) Prior to first occupation of the holiday unit an Operational Management Plan shall be submitted to and agreed in writing with the local planning authority. The approved plan shall thereafter be implemented at all times.

END OF SCHEDULE

APPEARANCES

FOR THE APPELLANT:

Brian Mullin	Partner, Marrons Planning
Simon Stanion	Solicitor, Shakespeare Martineau
Jonathan Golby	Chartered Landscape Architect, Golby & Luck
George Denny	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Jenny Brader	Team Leader, Hinckley & Bosworth Borough Council
Nicola Smith	Planning Manager, Hinckley & Bosworth Borough Council
Dr David Hickey	Landscape Architect

DOCUMENTS SUBMITTED AT THE HEARING:

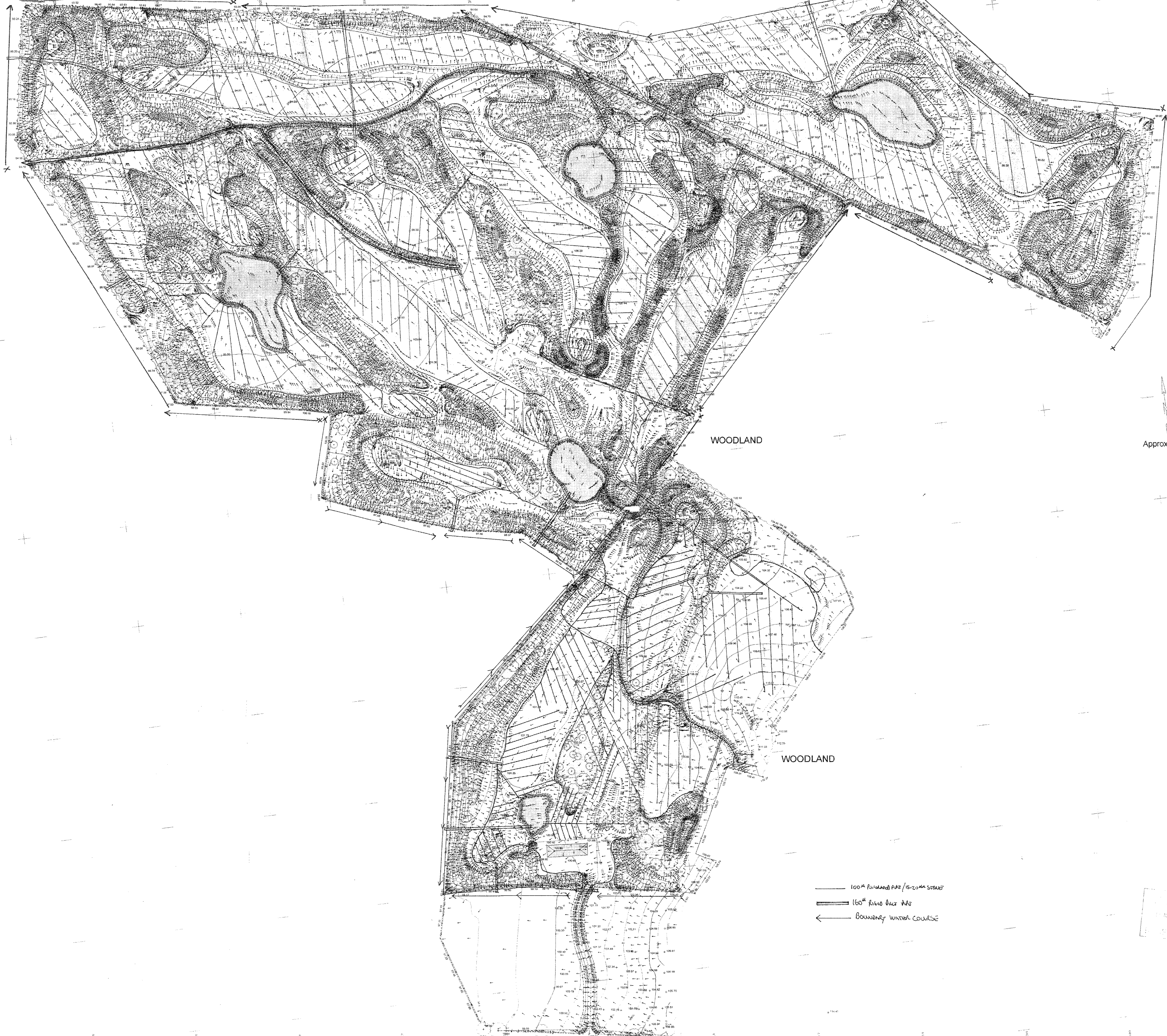
1. Signed Unilateral Undertaking dated 13 August 2019
2. Written Costs Applications (x2) by appellant
3. Draft wording of condition relating to management plan for holiday lodge (Appeal B)

DOCUMENTS SUBMITTED AFTER THE HEARING:

1. Lists of draft conditions
 - a) Dated 14 August by appellant (for both Appeal A and Appeal B)
 - b) Dated 14 August by appellant (replacing that of 14 August for Appeal B only – 'V2')
2. Email dated 23 August by local planning authority providing amendments to conditions in response to those submitted by the appellant (1. a) and b))

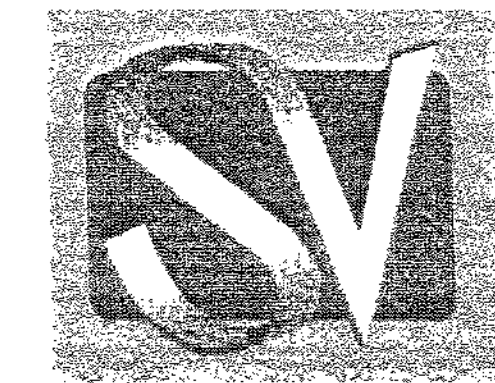
APPENDIX 3

Approved Landscaping Plan for planning permission ref:
02/00685/COU



Notes:
SURVEY TO OS DATUM
Arrows indicate
direction of fall

LEGEND
CONTOUR INTERVAL: 1.0m



SV SURVEYING LTD
LAND SURVEY + COMPUTER MODELLING
76B MARKET STREET
ASHBY-DE-LA-ZOUCH
LEICESTERSHIRE
LE65 1AP
Tel: +44 (0)1530 580837
Fax: +44 (0)1530 580123
Email: info@svsurveying.co.uk
www.svsurveying.co.uk

Site:
**SELTOR ASSOCIATES
BOSWORTH FIELDS**

Title:
**DRAINAGE CHART
PROPOSED
LANDSCAPE SCHEME**

Scale: 1/1250	Surveyed By: SB
Survey Date: 10-05-02	Drawing No: 02035-02-04

Officer Report for planning permission ref: 19/01437/FUL

**Planning Committee 19 May 2020
Report of the Planning Manager**

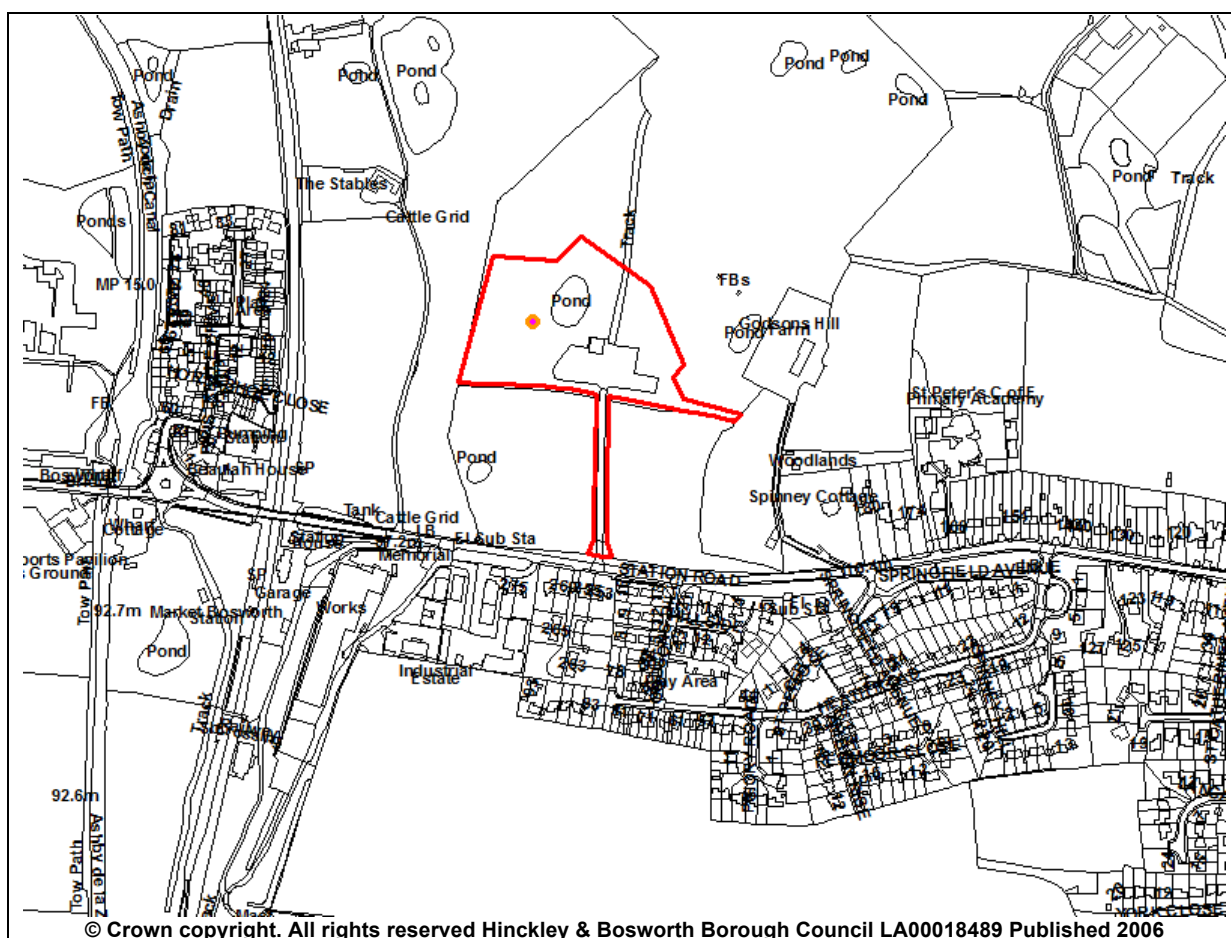
Planning Ref: 19/01437/FUL
Applicant: Statue Homes Ltd
Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Kyngs Golf And Country Club Station Road Market Bosworth

Proposal: Erection of a multi-purpose golf clubhouse(D2), formation of new car parking areas and access roads and the erection of 6 golf holiday homes (C1) and all associated ancillary works and landscaping



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

1.2. That the Planning Manager be given powers to determine the final detail of planning conditions.

2. Planning Application Description

2.1. This application seeks full planning permission for the erection of a club house, the formation of a new car parking area and the erection of 6 proposed holiday homes, which are to be occupied on short term let basis.

- 2.2. The proposed clubhouse would include a golf members lounge, changing rooms, pro-golf shop, golf simulator, along with kitchen area with bar, and a function hall. The proposed clubhouse would be dual frontage, with entrances to the south and east. The proposed clubhouse building would be two storeys in scale, specifically within the east portion of the proposed building, with the remaining building being of single storey, with low eaves and hipped roof. The clubhouse would have an approximate ridge height of 9.2 metres at its highest ridge. The proposed parking would be provided to the south of the club house and extend west. The design and scale of this building has altered from the previously refused permission.
- 2.3. To the east and north of the proposed clubhouse 6 holiday homes are proposed. The Plots 1-6 would be situated to the south west of the proposed golf clubhouse and adjacent to the south facing boundary of the application site. These proposed holiday homes would reflect a traditional courtyard arrangement, and would be of single storey scale, with each holiday let providing two bedroomed self catering accommodation with a shared central courtyard.
- 2.4. The site has been subject to previous applications, and more recently an appeal (reference: APP/K2420/18/3218401) which sought permission for a Golf Clubhouse and 15 holiday homes.
- 2.5. A Design and Access statement, Transport Statement, Flood Risk Assessment/Drainage Strategy, Ecology Report, Landscape and Visual Baseline Report and Market Assessment and Business Case have been submitted to support the application.

3. Description of the Site and Surrounding Area

- 3.1. The existing golf course comprises of approximately 48 hectares of undulating land, which has been regraded following planning permission for the creation of the golf course. Generally the land rises to the east, towards the approach of the settlement boundary of Market Bosworth.
- 3.2. The site extends north beyond the settlement boundary of Market Bosworth towards the neighbouring settlement of Carlton and is surrounded by undulating countryside. An existing footpath, S70, runs east to west through the gold course which allows extensive views across the site.
- 3.3. The application site is accessed via Station Road which is an existing access, leading to a pair of gates which secure the site. At present the site is not in use. An existing pre-fabricated building resides on site, which sought to serve as a temporary clubhouse. There is an existing area of hardstanding along the southern boundary of the site serving as a car park to the golf course.

4. Relevant Planning History

07/01287/FUL	Erection of greenkeepers store	Permitted	21.12.2007
08/00217/FUL	Retention of slab area	Permitted	09.04.2008
08/00750/FUL	Erection of golf club house, new access and associated parking and managers flat	Permitted	24.09.2008
13/00272/CONDIT	Variation of condition 18 of planning permission	Permitted	17.02.2014

	02/00685/COU to remove the right hand turn lane and propose other off site highway works.		
17/00528/FUL	Erection of multi-functional recreational building, the erection of a golf simulator building, the erection of a golf buggy garage, formation of a new car parking area for 242 vehicles and new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping	Refused	15.09.2017
18/00732/FUL	Erection of multi-functional recreational building formation of a new car parking areas, new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping (Resubmission)	Refused Appeal Dismissed (ref APP/K2420/18/3218 401)	23.10.2018 24.10.2019
19/00230/FUL	Change of use of vacant outbuilding to No. 1 holiday lodge and alterations to existing vehicular access onto Station Road to include the extension of the access drive	Refused Appeal allowed (ref: APP/K2420/19/3229 633)	18.04.2019 24.10.2019

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press and 15 representations have been received raising the following matters:

- 1) The golf course does not exist in a functional sense, the greens are flooded and it is not a viable business having failed previously

- 2) The public footpath runs across some of the property has had signs removed and thrown in the hedge
- 3) Already ground work being carried out on site to facilitate road laying of a road
- 4) What will the golf holiday home serve?
- 5) The area is not within the Neighbourhood plan
- 6) Station Road is congested
- 7) Developing this will result in the loss of an area which is natural and beautiful.
- 8) Will impede pedestrian and vehicular access onto Station Road.
- 9) This proposal will create a staggered crossroads for which priority / right of way will be unclear leading to a potential increase in accidents
- 10) Increase in noise from weddings and other functions
- 11) Golf course need to restored to a playable condition and clubhouse provided prior to the lodges being built
- 12) Clubhouse and lodges are too tall should be reduced further in height to comply with views and vistas policy in MBNP.
- 13) Existing trees and hedges around the development should be retained
- 14) Courtyard lodges should be used as temporary accommodation only
- 15) Roof heights and ground levels should be conditioned
- 16) Scale and design of the clubhouse is excessive given no golf course exists and no business case has been provided
- 17) Design and appearance of lodges is similar to residential properties rather than cheaper timber lodges
- 18) Proposed to employ 22 FTE at a cost of £550,00 pa which is a heroic assumption
- 19) In the previous application membership fees were to be £685pa so even just to employ 22 FTE would require 950 memberships without even taking into account operating costs.
- 20) Approving this application will result in residential development on the site and set a precedent for further residential development between the site and Station Road.
- 21) Allowing residential development in this location would resident in noise levels from JJ Churchill factory opposite posing a problem putting 150 jobs at risk
- 22) Demand for golf has declined
- 23) This will set a precedent for non-NDP compliant planning approval
- 24) Approving this application will compromise JJ Churchills ability to operate from site
- 25) No justification that the lodges are necessary to support the re-opening of the golf course

6. Consultation

6.1. No objections, some subject to conditions received from:-

Sport England
Environment Agency

Ashby Canal Association
Leicestershire County Council (Ecology)
Leicestershire County Council (Archaeology)
Leicestershire County Council (Public Rights of Way)
Leicestershire County Council (Highways)
Conservation Officer
Environmental Health (Drainage)
Environmental Health (Pollution)
Hinckley and Bosworth Borough Council Waste

6.2. Lead Local Flood Authority have requested further information

6.3. No comments have been received from:-

Severn Trent Water
English Gold Union
Ramblers Association

6.4. Comments have been received Dr Luke Evans MP with the following points:-

- 1) The community would really welcome the reinstatement of the Golf Course
- 2) The Parish have no objection to a club house as long as the heights do not effect views and vistas in the MBNP and the lodges are for short stay only
- 3) The main concern is conditions and ensuring sufficient conditions are imposed to ensure it complies with the MBNP

6.5. Market Bosworth Parish Council has provided the following comments: -

- 1) This application however does not demonstrate in any way that an operational golf course will be provided as part of or subsequent to this development. There is no evidence of a business plan or evidence as to how the significant costs of this current proposal will help to establish the restoration of a golf course which has been maintained minimally for the last few years
- 2) The hedgerow does screen the view of the golf course as it is low lying in comparison to the vast views and vista of the extensive views of countryside; the clubhouse and courtyard if allowed with such significantly high pitched roofs will obscure the significant views of extensive countryside beyond the golf course and especially Vista 11 which as stated in the Neighbourhood Plan "gives extensive views of north west Leicestershire". c.f. 1.5 and 1.6
- 3) Both developments, clubhouse and courtyard development, straddle several differing contour heights. It is not clear anywhere in the application if the buildings will be located at the lowest base height and 'cut into' higher ground, or if the developments will be built up to meet a ground level at the highest point. The latter would have a significant added impact on obscuring the views and vista
- 4) The application form states no trees are present on site, this is not true, there are trees and ancient hedgerows. These serve valuable purpose in screening and appearance
- 5) The scale and design of the clubhouse is excessive given that no existing golf facility exists
- 6) Market Bosworth is well served for provision of leisure/fitness classes with provision at the Sports Club (approximately 150 metres from the golf course), Spindles leisure and fitness centre at Bosworth Hall Hotel, yoga, pilates and chi gung held at the Parish Hall and Swan House, there's no evidence of need

- 7) Clubhouse is too tall and would impact Vista 11, height and pitch should be reduced by 1 metre
- 8) The courtyard development shows single storey dwellings with significantly steep pitched roofs, unnecessarily high and will in fact impact on the views and vista that the Appeal Inspector clearly identified should be preserved
- 9) The plans are not clear what the ground levels would be, and if the area would be increased or lowered, which would have an impact on the overall scale
- 10) There is no need for the proposed internal roundabout why is there a further road leading off it
- 11) Application Form - Section 9 Vehicle Parking. The applicant states existing parking spaces are 100 with proposed parking for 194. The former operational golf course actually had parking for approximately 40 vehicles therefore the proposed increase would be 154 rather than 94 as stated on the form
- 12) Course Amendment Plan, Drg No.GL0945 15, remains as part of the application. This shows a diagram including the 15 lodges remains embedded in the application as a proposed development despite the appeal dismissing the application on the basis of these lodges
- 13) Conditions should be imposed should permission be granted, restricting hours of use, licensing and limiting the holiday lodges

6.6. Market Bosworth Society objects on the following grounds:-

- 1) The area is attractive and forms part of a number of vistas and views in particular CE1a, Policy DM4 seeks to safeguard the countryside and settlement separation however the Inspector of the previous appeal put these aside
- 2) The clubhouse would be visible from Wellsborough Hill, the view of which is prominent in all views into Market Bosworth which has remained unaltered for years
- 3) Further reductions to the roofline should be sought to meet the inspectors comments in being single storey
- 4) The plans are not clear what the ground levels would be, and if the area would be increased or lowered, which would have an impact on the overall scale
- 5) It is important to retain as smaller development area as possible for the preservation of the area
- 6) The application form states no trees are present on site, this is not true, there are trees and ancient hedgerows. These serve valuable purpose in screening and appearance
- 7) Condition should seek to limit the holiday lodges for use of golfers using the Golf Course
- 8) Conditions should be secured to retain the holiday lodges for short stay accommodation
- 9) Condition should seek to protect residents against noise and light pollution from the development

7. Policy

7.1. Market Bosworth Neighbourhood Plan 2014-2026

- CE1: Character and Environment
- CE3: Important Views and Vistas
- CE5: Landscape of the Wider Parish

7.2. Core Strategy (2009)

- Policy 11: Key Rural Centres Stand Alone
- Policy 23: Tourism Development

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Boroughs Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2020
- Landscape Character Assessment (2017)
- Emerging Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon the Market Bosworth Conservation Area and other heritage assets
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Impact upon Drainage and Flood Risk
- Impact upon Ecology
- Land Contamination and Pollution
- Impact upon Archaeology
- Other matters

Assessment against strategic planning policies

8.2. Paragraph 11 of the National Planning Policy Framework (NPPF) provides a presumption in favour of sustainable development and states that planning

applications that accord with the policies in the Local Plan should be approved unless material considerations indicate otherwise.

- 8.3. Policy DM1 of the SADMP sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved without delay unless materials consideration indicate otherwise.
- 8.4. The application site is situated outside any defined settlement boundaries, and is therefore situated within the countryside. Policy DM4 of the SADMP seeks to safeguard the countryside from unsustainable development. Policy DM4 identifies several criteria outlining where development in the countryside will be considered sustainable. It is considered that two of the 5 criteria are relevant to this application.
- 8.5. Policy DM4 of the SADMP identifies that development in the countryside will be considered sustainable where proposed development is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; subject to it meeting further detailed criteria.
- 8.6. Secondly Policy DM4 of the SADMP identifies that a proposal which significantly contributes to economic growth, job creation and/or diversification of rural business.
- 8.7. The applicant identifies within the supporting documentation that the proposed would create 22 full time equivalent jobs. This is based upon RICs employment density, and although this data was used on the previously considered scheme and subsequent appeal the Inspector, when considering appeal Ref: APP/K2420/18/3218401, found that this data when assessed against the costs estimate, was at odds and could not be certain of the number of jobs created. However it was considered by the Inspector at the time of the appeal that notwithstanding this, the proposal would provide noticeable new economic activity and create new employment opportunities. Although the number of jobs proposed has been reduced by this scheme, from 59 to 22, it is still nonetheless accepted that the proposed would provide an employment opportunities. Although it would not be considered significant, the proposed redevelopment of the course would provide an opportunity to bring an existing golf course back into use.
- 8.8. The application site, is not designated within the Site Allocations and Development Management Policies DPD, it is however identified within the Market Bosworth Neighbourhood Plan (MBNP) as a Leisure and Tourism facility. Policy DM24 of the SADMP seeks to resist the loss of or change of use of cultural and tourism facilities, and redevelopment or loss of cultural and tourism facilities would only be appropriate where it can be demonstrated that:
 - a) The existing facility can no longer operate in a viable manner and all attempts of diversification have been exhausted; and
 - b) The facility cannot be retained through voluntary, charitable or community organisations or ventures, with the exception of strategic hotels; or
 - c) The proposal would result in an appropriate replacement cultural, tourism and leisure resource which fulfils the requirements of Core Strategy Policy 23; or
 - d) The loss of a small portion of the site for alternative uses would result in enhanced facilities for culture and tourism on the remainder of the site.
- 8.9. The proposed scheme includes the erection of a Golf Club House, which would operate along side the existing golf course, which is currently vacant and not in use. The application has been accompanied with an proposed plan of the re-developed course, which demonstrates that notwithstanding the proposed clubhouse and

holiday building, an 18 hole golf course and existing 9 practice pitch would be maintained, with the re-siting and regrading of the tee off point and 18th hole.

- 8.10. Policy 11 of the Core Strategy seeks to support the development of the tourism industry within Key Rural Centres Stand Alone, for which Market Bosworth is considered to be. Policy 23 of the Core Strategy encourages tourism development, including accommodation where it meets the following criteria:
- The development can help to support existing local community services and facilities: and
 - Is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping: and
 - The development adds to Hinckley & Bosworth's local distinctiveness:
 - Complements the tourism themes of the borough: and
 - The development adds to the economic wellbeing of the area.
- 8.11. The proposed development would provide a clubhouse to support the existing golf course and also seek to provide on site accommodation. The on site accommodation would be in the form of 6 holiday homes, to be occupied on a short term basis, of no more than 28 consecutive days. The North Warwickshire and Hinckley and Bosworth Destination Management Plan (2017-2022) identifies that there is a strong market for self catering accommodation across most of the year, with there being strong occupancy rates for these types of facilities. It also identifies that there are development opportunities for holiday cottages as well as other types of accommodation to cater for the potential scale of tourism growth. The inspector in consideration of application 18/00732/FUL, concluded that a proposal for a clubhouse and associated holiday accommodation would accord with Policies 11 and 23 of the Core Strategy and Policies DM4 and DM24 of the SADMP, due to the economic benefit to the area, its location and form of development, which would support and bring back into use an existing leisure facility, by way of a Golf Course, it is considered that the provision of tourist/holiday accommodation is supported in principle.

Design and impact upon the character of the area

- 8.12. The site lies outside of any defined settlement boundaries and therefore within an area designated as countryside. Paragraph 17 of the NPPF states that the planning system should recognise the intrinsic character and beauty of the countryside. Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (in the manner commensurate with the statutory status or identified quality in the development plan) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.
- 8.13. Policy DM4 of the SADMP seeks to resist unsustainable development within countryside locations and seeks to ensure proposals reflect the surrounding character of the countryside, and protect its intrinsic value, beauty and open character.
- 8.14. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.15. The Market Bosworth Neighbourhood Development Plan (MBNDP) was adopted in 2015 and therefore full weight is afforded to relevant policies within the Document. The Market Bosworth NDP, identifies the site as falling within Character Area A, and describes the site as follows:-

“A large, landscaped 126 acre site forming an 18 hole golf course and associated facilities. The course spans north to the parish boundary of Carlton”

- 8.16. The Market Bosworth NDP describes the character as:
- 1) Open landscape features including open bodies of water and green countryside landscape
 - 2) Large wide open aspect (within individual sites)
 - 3) Outdoor leisure pursuits including water based activities
 - 4) Heritage
- 8.17. Policy CE1 seeks to ensure that all new development within the Neighbourhood Plan area of Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials. Policy CE3 of the Market Bosworth NDP (Important Views in Vistas) seeks to restrict development which would harm important views and vistas as defined in the NDP. The proposal falls directly within defined Character Area A. Policy CE5 of the Market Bosworth NDP identifies that development outside the settlement boundary will be permitted for sport or recreation where it does not cause harm on the landscape or biodiversity of the countryside.
- 8.18. The application site is identified within the Market Bosworth NDP as the Kyngs Golf Course as providing and contributing to the approach into Market Bosworth from the west along the B585. The Market Bosworth NDP identifies this view as being important because it shows how close the countryside is to the built form of the village and the fact that the settlement sits on an open wooded hilltop. The site also forms an important vista due to its extensive views of north west Leicestershire.
- 8.19. Policy 23 of Core Strategy seeks to ensure that development relating to tourism is of a design and scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping.
- 8.20. The application site is situated within Character Area C, Bosworth Parkland as identified within the Landscape Character Assessment (2017). Key characteristics of this area are of rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Mark Bosworth. The golf course comprises approximately 48 hectares of former agricultural land situated within the countryside. Due to the nature of a golf course the agricultural landscape has been altered however over time this has matured into the landscape and retains the open and verdant nature of the countryside. An existing footpath also crosses through the site in a general east to west direction.
- 8.21. The public right of way runs from the east and travels to the north west across the golf course. The majority of the views from the public right of way currently comprises of undulating golf course, a belt of woods which define the approach into the settlement, and the existing small scale buildings on site, which are largely restricted by views due to the existing topography of the site, providing a verdant and rural character. The approach into Market Bosworth from the B585 also affords a rural and verdant view due to the green nature of the golf course, set back from the highway by two parcels of pasture land and enclosed and defined by native hedgerows.
- 8.22. The site although undulating does generally rise up to the east travelling up towards the settlement. An existing belt of woodland defines and contains the east edge of the golf course. To the east of the golf course, there are two existing dwellings which are easily viewed adjacent to the site, the most significant is Godson Hill Farm, which is a substantial one and half storey dwelling which is situated adjacent

the golf course, and a two storey dwellings situated within the trees beyond Godson Hill Farm and upon a higher land level due to the incline as you travel up towards the settlement of Market Bosworth.

- 8.23. The scale and location of the proposed club house is similar to that previously considered under application reference 18/00732/FUL and subsequent application, which was dismissed at appeal (ref: APP/K2420/18/3218401). The proposed clubhouse would be situated to the west of the entrance of the existing access into the application site, with proposed parking to the south, which would be a mix of paved parking and reinforced grass overflow. The proposal seeks a significant increase in parking provision due to the aspiration for additional uses to be catered for within the Club House such as creating a wedding venue, which is an acceptable and compatible use often associated with Golf Courses, to aid and supplement income. To avoid excessive areas of hard surfacing, the additional overflow parking required by any additional ancillary and supplementary uses such as weddings would be provided within an area of reinforced grass which would be unlit. Lighting within the car parks are limited to LED low level bollard lighting further reducing imposing built form outside the settlement boundary and within the countryside.
- 8.24. The club house would be residing upon an angle, and roughly 'T' shaped, with an entrance and principle elevation forming the head, and the function rooms beyond. The proposed building would have dual frontage and with the south east facing elevation, being more dominant in scale. The head of the 'T' would be 2 storeys in scale with an overall height of approximately 8.9 metres to the ridge, reducing down to single storey with an overall ridge height of approximately 8 metres. The proposal also seeks the provision of 6 holiday homes, which would be in the form of a neo-traditional building, in the form of a single storey courtyard development. The proposed courtyard development would be situated along the south of the site, and generally south east of the proposed Club house. Although courtyard developments are not uncommon outside settlement boundaries, the proposed development would not be of a conversion scheme, and is new development, which is not a common feature within the countryside; however the proposed would serve and provide facilities within an allocated Leisure and Tourism facility. The inspector considered that the proposed development would given the style and finish of the proposed development evoke a large farmhouse, which would respect the surroundings, with the proposed courtyard appearing secondary in terms of its relationship to the clubhouse building.
- 8.25. The proposed buildings would be situated within Vista 11 as identifies within the Market Bosworth Neighbourhood Plan. Vista 11 is identified as being important due to the extensive views of north west Leicestershire. It would also be possible to achieve views of the proposed development from footpath S70 as it enters from the east of the site. The Inspector when considering appeal ref: APP/K2420/W/18/3229633, had regard to the proposed built form and its relationship in the wider context of Station Road. The Inspector in his consideration of the appeal identified that although the proposed clubhouse and lodge would be prominent in the landscape, from Station Road due to the presence of the hedgerows and distances from Station Road, its presence would not be unexpected, and its relationship with the countryside apparent. The Inspector also noted that although the proposed clubhouse and the courtyard of holiday lets would be situated within a stretch of largely open land along Station Road, the surroundings offer indication of the application sites proximity to Market Bosworth, with continuous development present surrounding the site, with a mix of housing and industrial uses present, which provide an urbanising influence. Therefore despite its openness, it is contained. The Inspector therefore concluded that in

terms of the proposed clubhouse and courtyard holidays lets the development would result in localised impact on the landscape, however in combination of the scale, siting and wider context the proposed buildings were not considered by the Inspector to result in harm to the landscape character of the area, nor detract from the identified vista 11 of the MBNP. Given the undulating nature of the site, it would be considered necessary to impose a levels condition to ensure that the proposed development would not result in an unduly prominence.

- 8.26. Therefore having regard to the conclusions contained within the Inspectors decision (ref: App/K2420/W/18/3229633) which is a significant material consideration in the determination of this application it is considered that the proposed clubhouse, and court yard of holiday accommodation would accord with Policies DM4 and DM10 of the SADMP and Policies CE1, CE3 and CE5 of the MBNP and Policy 23 of the Core Strategy.

Impact upon the Market Bosworth Conservation Area and other heritage assets

- 8.27. The site is considered to be located within the wider setting of some heritage assets including the Market Bosworth Conservation Area, the Ashby Canal Conservation Area, and a number of listed buildings, so consideration must be given to the impact the proposal may have on these heritage assets.
- 8.28. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets and development proposals should ensure the significance of a conservation area is preserved and enhanced. Development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.
- 8.29. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.30. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 8.31. Market Bosworth is a ridge top settlement and the Market Bosworth Conservation Area Appraisal identifies the settlement as being influenced by its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting. The approach to Market Bosworth is through woodland pasture and traditional parkland, development is screen by substantial groups of mature native trees with the spire of the grade II* listed St Peters church visible above this tree line. All routes into Market Bosworth converge on the Market Place which is the centre of the Conservation Area.
- 8.32. The Market Bosworth Conservation Area Appraisal states that from the west (and where the application site is located), Station Road enters the settlement primarily through modern development with only isolated examples of buildings which pre-date the First World War. Beyond the railway bridge, which is situated to the west of the application site, the approach to Market Bosworth and the conservation area centre gently rises up to a wooded knoll with wide vistas of countryside to the north,

where the application site resides, and continuous development to the south. The western boundary of the conservation area is still located some distance to the east from the application site, and is only visible as occasional glimpses of the church spire located within its centre. The historical relationship between the church and its surrounding agricultural landscape is only apparent when the church can be viewed, but such glimpses allow for a sense of appreciation of the church, the conservation area within which it is located, and their wider settings. Therefore the current largely undeveloped and semi-rural character of the site sits comfortably within the wider setting of the church and the conservation area and is considered to make a positive, although very minor, contribution to the significance of these heritage assets. While the vista to the north of Station Road would alter, the wooded knoll which characterises the ridge of the settlement and the approach into Market Bosworth and the conservation area beyond would remain visible, as would the occasional glimpses of the church spire. Therefore the proposal is considered to have a neutral impact on the setting of the Market Bosworth Conservation Area and the grade II* listed St Peter's church, thus preserving the significance of the conservation area and being compatible with the significance of the listed building.

- 8.33. Located further to the west of the application site is the Ashby Canal Conservation Area. At its nearest point the Ashby Canal is screened from the site by modern development, although there are occasional glimpses of the site from the canal from other vantage points along its length. The semi-rural nature of the site sits comfortably within the wider setting of the canal as it winds through a predominantly rural and semi-rural landscape. Subsequently, the current character of the application site is considered to make a neutral contribution to the significance of the Ashby Canal Conservation Area. The layout, form, and appearance of the proposed development accompanied with the proposed soft landscaping scheme would mean there would be no discernible change to the occasional glimpses of the site from the canal. In this regard it is considered that the proposal would have a neutral impact on the setting of the Ashby Canal Conservation Area and consequently preserve its significance.
- 8.34. There are other grade II* and grade II listed buildings located within the wider vicinity of the application site. However there is no visual or other relevant relationship between these listed buildings and the application site, and consequently the application site makes no contribution to the significance of any listed building other than the grade II* listed church as identified above. The proposal in its current form will have no adverse impact on any of these additional listed buildings.
- 8.35. In light of the above, it is considered that the proposal would preserve the character and appearance and thus significance of the Market Bosworth Conservation Area and the Ashby Canal Conservation Area, and would be compatible with the significance of the grade II* listed St Peter's Church by having no adverse impact on its wider setting. The proposal is therefore in accordance with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF, and complies with the statutory duties of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.36. Policy DM10 criterion (a) of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.37. The nearest residential dwelling would be Godsons Hill Farm which is situated to the east of the application site and positioned upon an elevated position to that of

the golf course. The proposed holiday homes would be positioned sufficient distances from this dwelling as to not result in any loss of amenity in terms of overshadowing or overlooking.

- 8.38. The proposed development would not result in any adverse impacts of neighbouring residential amenity and would therefore comply with Policy DM10 (a) of the SADMP.

Impact upon highway safety

- 8.39. Policies DM17 and DM18 of the SADMP require adequate access and off-street vehicle parking facilities to be provided to serve developments.
- 8.40. Given the scale of the proposal the application has been accompanied with a Stage 1 Road Safety Audit, and a Transport Assessment. This has taken account of existing traffic conditions, accessibility, and sustainable modes of transport, accidents and vehicular impacts.
- 8.41. The applicant proposes that the site would be accessed and served via the existing access which is positioned to the north side of Station Road, which is C Classified Road subject to a 30mph speed limit. There has been two recorded accidents within 250 metres of the access during between 2013 and 2017 (Inclusive), and resulted in slight injuries due to the shunt nature of the accidents, which was likely caused due to drivers exceeding the speed limit.
- 8.42. The scheme proposes to upgrade the existing access with a simple priority junction to accommodate the proposed additional traffic to be generated. The design of the improved junction has been submitted as part of the applicants Transport Assessment. The scheme proposes to widen the existing access serving the site, increase the kerb radii and improved visibility splays along Station Road and give way markings to be provided within Station Road, on the approach to the Golf Course. In addition to vehicular safety, the scheme also seeks to incorporate and provide a pedestrian crossing point, with dropped kerbs and tactile paving set back from Station Road to allow pedestrians to safely cross the access serving the course and the widening of the pedestrian footpath along the northern side of Station Road to 2 metres.
- 8.43. Leicestershire County Council (Highways) has considered the application and have no objection subject to the imposition of conditions relating to the delivery of the upgrade to the access, parking layout and an events management scheme being submitted with details on how traffic would be managed in the case of a large event being held. A condition has also been sought in respect to public rights of way S70, which runs through the existing course. As the course would require amending and part of the site regarding, it is in this instance considered necessary, to ensure any changes would not have an adverse impact upon this public footpath. As such the proposed development is considered to comply with Policy DM17 and DM18 of the SADMP.

Impact upon Drainage and Flood Risk

- 8.44. Policy DM7 of the SADMP requires adverse impacts from flood to be prevented and that development should not create or exacerbate flooding and be located away from area of flood risk unless adequately mitigated. The application has been accompanied by a Flood Risk Assessment (FRA) and the scheme has been considered by Leicestershire County Council (Drainage) and the Environment Agency.
- 8.45. The applicant has submitted a Flood Risk Assessment (FRA). The site is located in flood zone 1 (low less than 1 in 1,000 annual probability of flooding). The proposal

includes a drainage strategy which seeks to utilise Sustainable urban Drainage features across the site, with surface water drainage being provided in new below ground gravity drains to achieve acceptable surface water run off rate. It is proposed that the Clubhouse and car parking areas are to discharge through the proposed below ground drains, via voided stone attenuation, within the car park and then subsequently into the attenuation ponds. The holiday lodges would be provided with storage using voided stone tanks below permeable paving and the existing attenuation pond to attenuate a minimum of 500Cu.m of runoff with the discharge via an orifice flow control chamber into an existing ditch to the West of the application site. The Lead Local Flood Authority have considered the submitted strategy, and have no objection subject to the imposition of conditions, the development therefore complies with Policy DM7 of the SADMP.

Impact upon Ecology

- 8.46. Policy DM6 of the SADMP states that major developments must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. On-site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.47. The application has been accompanied by an Ecology mitigation strategy, the content of which has been considered by Leicestershire County Council (Ecology), in addition Leicestershire County Council (Ecology) have carried out a site visit to the site in April 2018, to allow a brief habitat survey of the site to be carried out and raise no objections subject to conditions.
- 8.48. The survey of the site found that majority of the site is improved grassland, managed as a short grass for the golf course with minimal diversity. However ponds situated within the golf course and the application site do meet the Local Wildlife criteria, a long with a mature Oak tree, it is therefore essential that the pond is retained and buffered from development, with suitable management enhancements included.
- 8.49. There is a pond within the application site and a pond to the immediate south which has been identified as supporting a 'medium' population of Great Crested Newts (GCN). The GCN 'Proposed Mitigation Strategy' contains a survey of the off site pond to the south. This concluded that GCN were still present, with a maximum of GCN present. However, these surveys were completed late in the season and it is therefore agreed with the agent, applicant and ecologists that for the purposes of planning, the presence of a 'medium' population of GCN will be assumed. The majority of the application site is in its present state currently sub-optimal for Great Crested Newts but the banks at the edges of the course provide suitable terrestrial habitat. The use of amphibian fencing would restrict Great Crested Newts to the suitable areas of habitat which would be managed appropriately and would minimise the risk of them entering the 'operational' area of the site. The proposed mitigation strategy seeks to provide a short term and long term mitigation strategy, with long term proposals seeking to encourage Great Crested Newts to move into the site and into newly created habitats. Prior to development it is necessary to seek the submission of a Habitat management Plan to be submitted and approved, which includes full details of how existing and proposed habitats are managed, with further details on proposed enhancements surrounding the existing ponds.
- 8.50. The proposed development provides a significant opportunity to enhance the habitats within the site and provides a welcomed opportunity through landscaping to include wildflower meadows towards the east of the site.

- 8.51. In order to ensure existing and new habitats to be managed appropriately, it is necessary to impose pre-commencement conditions which seeks Landscaping plans which reflect the GCN mitigation strategy, the submission of a Habitat Management Plan and that all work are carried out in accordance with the a GCN mitigation strategy. Therefore accordingly subject to conditions the development would be in accordance with Policy DM6 of the adopted SADMP by securing biodiversity enhancements.

Land Contamination and Pollution

- 8.52. Policy DM7 of the adopted SADMP seeks to prevent the risk of pollution resulting from development.
- 8.53. No ground investigation report has been submitted nor a noise report in support of the application. Environmental Health (Pollution) have no objection to the principle of development, subject to the hours of the clubhouse being condition in accordance with the application form, which is considered necessary to ensure that any ancillary uses associated with the Golf Course, do not become of nuisance to nearby residents. Having regards to the history and formation of the application site and the proposed extent of the development the imposition of conditions relating to the investigation and monitoring of land contamination and landfill gas are deemed reasonable and necessary to ensure there is no risk of pollution in accordance with Policy DM7 of the SADMP.

Impact on archaeology

- 8.54. Policy DM13 states that where a proposal has the potential to impact a site of archaeological interest, developers will be required to provide appropriate desk-based assessment and, where applicable, field evaluation detailing the significance of any affected asset. Where preservation of archaeological remains in situ is not feasible and /or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.
- 8.55. Leicestershire County Council (Archaeology) advises that having checked against Historic Environment Records it is not necessary that any archaeological work will be required as part of the scheme in accordance with Policy DM13 of the adopted SADMP and the overarching principles of section 12 of the NPPF.

Other matters

- 8.56. Objections have been received in respect of considering and allowing this proposal would lead to housing development being introduced to the site, which would have an adverse impact upon neighbouring commercial properties. However each proposal is considered upon its own merits against the development plan policies, and any alternative proposal would require planning permission and prior due consideration. Therefore the matter of any potential future uses or development proposals is not material in the assessment of this application.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.

9.3. There are no known equality implications arising directly from this development.

9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1. The application site is situated within the countryside, adjacent to the settlement boundary of Market Bosworth. The application proposes the provision of a clubhouse and the erection of 6 holiday lodges, for short stay purposes. Although situated outside the settlement boundary, the established use of the site is as a golf course. It is considered that the proposed clubhouse and associated holiday accommodation would support this existing leisure and tourist use, in accordance with Policies DM1, DM4 and DM24 of the SADMP and Policy 11 and 23 of the Core Strategy.

10.2. It is considered that the proposed development and associated infrastructure by virtue of the scale, siting, layout and design would be limited to a localised impact on the landscape, and would not detract from the identified vista 11 of the MBNP, especially when having regard to the urban influences which are present along Station Road, and would therefore have no impact upon the settlements setting. The development would therefore not result in an impact upon the character and appearance of the area, and would comply with Policies DM1, DM4, DM10 and SADMP, Policies CE1, CE3 and CE5 of the Market Bosworth Neighbourhood Plan and Policy 23 of the Core Strategy.

10.3. The development would not give rise to any adverse impacts in terms of neighbouring amenity, drainage, pollution and highway safety has been found acceptable and capable of being controlled by conditions.

10.4. Consequently, officers consider that the proposal has overcome the areas of concern identified by the Inspector at the appeal and are in accordance with Policy 23 of the Core Strategy and Policies DM4, DM6, DM7, DM10, DM11, DM12, DM17 and DM18 of the SADMP together with the overarching principles of the NPPF.

11. Recommendation

11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. That the Planning Manager be given powers to determine the final detail of planning conditions.

11.3. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drg No .A-EL-003 Rev J
Proposed Site Plan Drg No. A-PL-001 Rev L
Proposed Elevations, Drg No. HMD/PD/0377/03 Rev A
Proposed Floor Plans, Drg No. HMD/PD/0377/04 Rev A
Proposed Floor Plan, Units 1-6, Roof Plan, Drg No. HMD/PD/0377/012
Proposed Elevations, Units 1-6, Drg No. HMD/PD/0377/013
Proposed Elevations, Units 1-6, Drg No. HMD/PD/0377/014
Enhancement to Access Junction, Drg No. HAS.17030.02 Rev A
Access Arrangements and Highway Improvements, Drg No. P827.101A
Visibility Splays, Drg No. HAS/17-030/01 Rev A
Widened Footways, Drg No. HAS.17030.03 Rev A
Received 23 December 2019

Course Amendment Plan - Drg No. GL0945 15A
Received 6 January 2020

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the proposed holiday lodges and clubhouse, shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

4. The holiday homes, hereby approved, shall be for short term letting purposes only and shall not be used as the sole or main residence of the occupiers. No person shall occupy any cabin for a period exceeding four weeks within a 12 month period. Furthermore, no person shall occupy any cabin within a period of two weeks following the end of a previous period of occupation by that same person. The owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification

Reason: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as accommodation for short term letting purposes in the interests of contributing to tourism and the economy of the area and to ensure compliance with Policy DM4 and DM24 of the adopted Site Allocations and

Development Management Policies Development Plan Document (2016) and Policy 23 of the Core Strategy.

5. Prior to first use of the clubhouse hereby approved, works to reinstate the 18 hole golf course including, drainage, greens and tees shall be completed and brought into use.

Reason: To ensure the retention and operation of the Golf Course as a leisure facility to accord with Policy DM24 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The holiday accommodation hereby approved shall not be occupied until the clubhouse has been completed and brought into use.

Reason: The lodges are associated with the use and vitality of the existing leisure facility to provide complementary overnight accommodation to this Leisure and tourist resource to accord with Policy DM24 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 23 of the Core Strategy.

7. The Golf Clubhouse hereby approved shall not be in use, other than between the hours

0700 – Midnight – Monday – Saturday

0800 – 2300 – Sunday

Reason: To protect amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Construction work of the development, hereby permitted, shall not take place other than between the hours of 07:30 hrs and 18:00 hrs on weekdays and 08:00 hrs and 13:00 hrs on Saturdays and not at any time on Sundays and Bank Holidays unless other agreed in writing.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. Before any development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- (i) proposed finished levels or contours
- (ii) means of enclosure
- (iii) hard surfacing materials
- (iv) existing trees and hedgerows to be retained and details of their protection
- (v) planting plans
- (vi) written specifications
- (vii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- (viii) implementation programme.

Reason: To ensure that the development has a satisfactory external appearance and enhances and conserves the biodiversity of the application site to accord with Policy DM4, DM6 and DM10 of the Site Allocations and Development Management Policies DPD.

10. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels of the golf clubhouse and holiday accommodation have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure that the development has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. The development shall not be brought into use until the secure bicycle parking facilities have been permanently provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016).

12. No floodlighting or external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To safeguard the appearance of the area and/or the amenities of neighbouring dwellings according with Policy DM4, DM7 and DM10 of the Site Allocations and Development Management Policies DPD (2016).

13. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of ground and water pollution from previously unidentified contamination sources at the development site in accordance with Policy DM7 of the of the Site Allocations and Development Management Policies DPD (2016).and in line with the aims and objectives of the National Planning Policy Framework 2019.

14. If during development, contamination not previously identified is found to be present at site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of ground and water pollution from previously unidentified contamination sources at the development site in accordance with Policy DM7 and in line with the aims and objectives of the National Planning Policy Framework 2019.

15. Upon completion of the remediation works a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

16. No development approved by this permission shall be commenced until a scheme for the monitoring of landfill gas on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any landfill gas shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: As the site lies within 250 metres of a known landfill/made up ground site and in the absence of detailed information which demonstrates that the site does not have ground gas egress, in order to safeguard human health and to ensure that the necessary measures are taken to avoid any risk to public safety, in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

17. No development shall commence until a surface water management plan has been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full accordance before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

18. Prior to commencement of the development hereby approved, details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase according with Policy DM7 of the Site Allocations and Development Management Policies DPD.

19. Prior to commencement of development a details for the long term maintenance of the surface water drainage scheme shall be submitted to and

approved in writing by the Local Planning Authority. The Maintenance Plan should include details of routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority in accordance with DM7 of the Site Allocations and Development Management Policies DPD.

20. Prior to commencement, infiltration testing shall be carried out to demonstrate the suitability of the site for the use of infiltration as a drainage element and the flood risk assessment (FRA) shall be updated accordingly to reflect any changes to the drainage strategy. The updated FRA and drainage strategy shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented and completed prior to first occupation of the holiday cabins.

Reason: To demonstrate that the site is suitable for the use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the Site Allocations and Development Management Policies DPD.

21. The development shall be carried out in full accordance with the Great Crested newt Strategy (July 2018) specified within the submitted Proposed Mitigation Strategy, Ref WCL/MS/0618R2 received by the Local Planning Authority on the 24 July 2018.

Reason: In order to keep a protected species from harm according with Policy DM6 Site Allocations and Development Management Policies DPD.

22. A Habitat management plan is to be submitted to the Local Planning Authority prior to the commencement of the development hereby approved. This should include full details on how existing and proposed habitats will be managed. Further details on the proposed enhancement surrounding the existing ponds shall be included, and managed in accordance thereafter.

Reason: To ensure the long-term health of existing and proposed habitats according with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

23. No development shall commence on site until a Footpath Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such a plan shall include the details of temporary diversion, fencing, surfacing, signing and a time table for provision. The plan should ensure that the footpath has a width of 3 metres (if enclosed by fences on both sides). No trees or shrubs are to be planted within 1 metres of the edge of the public right of way. Any planted species should be non-invasive. Any changes to the existing boundary treatments running alongside the public right of way are to be approved in writing by the Local Planning Authority.

Reason: To ensure the Public Right of Way is safe and available during the period of construction and throughout the lifetime of the development, in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

24. Prior to first use of the development hereby permitted, an Event Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and maintained for the duration of use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

25. No development shall commence on site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming hazardous for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area according with Policy DM18 of the Site Allocations and Development Management Policies Development Plan Document (2016).

26. Notwithstanding the submitted plans, prior to first occupation of the holiday accommodation hereby permitted the proposed access shall have a width of a minimum of 6 metres for a distance of at least 15 metres behind the highway boundary and shall be surfaced in a bound material with a 10m kerbed radii. The access once provided shall be so maintained at all times.

Reason: To ensure that vehicles entering the site and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety to accord with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016).

27. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 65 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policy DM17 and the National Planning Policy Framework (2019).

Appeal decisions 3218401 and 3229633, Kyngs Golf and Country Club, Station Road, Market Bosworth, CV13 0NP



Appeal Decisions

Hearing Held on 13 August 2019

Site visits made on 12 and 13 August 2019

by K Savage BA MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 October 2019

Appeal A Ref: APP/K2420/W/18/3218401

Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Statue Homes Ltd against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 18/00732/FUL, dated 24 July 2018, was refused by notice dated 23 October 2018.
 - The development proposed was originally described as 'Resubmission of refused planning application (LPA ref: 17/00528/FUL) for the erection of multi-functional recreational building, the erection of a golf simulator building, the erection of a golf buggy garage, formation of a new car parking areas and new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping.'
-

Appeal B Ref: APP/K2420/W/18/3229633

Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Statue Homes Ltd against the decision of Hinckley & Bosworth Borough Council.
 - The application Ref 19/00230/FUL, dated 14 February 2019, was refused by notice dated 18 April 2019.
 - The development proposed was originally described as 'change of use of Vacant Outbuilding to No. 1 holiday lodge.'
-

Decisions

1. Appeal A is dismissed.
2. Appeal B is allowed and planning permission is granted for change of use of vacant outbuilding to No. 1 holiday lodge and alterations to existing vehicular access onto Station Road to include the extension of the access drive, at Kyngs Golf and Country Club, Station Road, Market Bosworth CV13 0NP in accordance with the terms of the application Ref 19/00230/FUL, dated 14 February 2019, and subject to the conditions listed in the attached Schedule.

Applications for costs

3. At the Hearing two applications for costs were made by Statue Homes Limited against Hinckley and Bosworth Borough Council, one in respect of each appeal. These applications are the subject of separate Decisions.

Preliminary and Procedural Matters

4. At the Hearing, I confirmed with the parties that the descriptions of development on the Council's decision notices better reflected the proposals before me which were amended during the course of the applications. As such, I have used these descriptions as necessary in the formal decisions above.
5. At the Hearing, the appellant submitted a completed planning obligation comprising a signed unilateral undertaking which I shall return to later.
6. The relevant development plan documents for the area are the Core Strategy Development Plan Document (2009) (the CS), the Site Allocations and Development Management Policies Development Plan Document (2016) (the SADMP) and the Market Bosworth Neighbourhood Plan (2014-2026) (September 2015) (the MBNP).
7. Reference has been made to the North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022 which provides information on the state of tourism in the two boroughs and sets out a framework for future development and growth of tourism. Though not a formal supplementary planning document, it is a recent source of information relevant to the appeal and I have taken it into consideration.

Main Issues

8. The main issues in both appeals are:
 - Whether the location and form of development proposed would be appropriate having regard to relevant local and national planning policy and guidance relating to tourism and recreational development;
 - The effect of the proposed development on the character and appearance of the area.

Reasons

The site and surroundings

9. The site is a former golf course located to the west of Market Bosworth, accessed through an entrance on Station Road. The facility comprised an 18-hole layout with an additional 9-hole Par 3/practice course. The course closed in early 2016 and has remained closed since. The site extends to some 48 hectares of undulating and largely open land which adjoins open countryside to the north, east and west that contains sporadic residential development. The site contains a number of water features and bunding shaping the course layout with boundaries formed by hedgerows. There is a prefabricated cabin formerly used as the clubhouse, surrounded by an area of hardstanding used for parking at the end of the driveway. There is also a brick built building located towards the centre of the site to which Appeal B relates.
10. The course area has been maintained through regular grass cutting since the golf business closed, though features such as tees, fairways and greens are no longer defined. It is common ground between the parties that use as a golf course could be reinstated without a further grant of planning permission.
11. There is a recent residential development a short distance to the west beyond intervening open land, whilst to the east are two detached dwellings and an

area of woodland, beyond which is St Peter's CE Primary Academy. Residential development also exists to the opposite side of Station Road, along with an area of industrial uses. Bosworth Marina is a further facility a short distance to the west which is visible from parts of the appeal site.

Appeal A

Location and form of development

12. The site lies adjacent to, but outside, the settlement boundary of Market Bosworth and in the countryside for planning purposes. The appeal proposes the construction of a golf clubhouse and associated landscaping as part of the re-opening of a golf business. In addition, 15 holiday lodges are proposed, 6 contained within a courtyard building near the clubhouse and site entrance, and a development of 9 detached lodges set on stilted platforms to the eastern side of the site.
13. Under Policy DM4 of the SADMP development in the countryside will be considered sustainable where, amongst other things, it is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries or it significantly contributes to economic growth, job creation and/or diversification of rural businesses, and where it does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.
14. The site has lawful planning use as a golf course, it is designated as a Leisure and Tourism Facility in the MBNP and is the closest of these facilities to the built up area of Market Bosworth, though its size means the extremities of the course are considerably further away than the most adjacent parts. At the Hearing the Council accepted that the proposed golf clubhouse would fall under sport and recreational uses supported in principle under Policy DM4. In locational terms, the clubhouse would be located by the main entrance and within the nearest part of the site to Market Bosworth itself. I saw that there are footpaths on Station Road leading into the town and a bus stop close to the end of the driveway, which would facilitate travel by means other than the private car. That said, golf clubs by their nature are often to be found outside of built up areas in or near the countryside and visitors inevitably travel there by car given the need to carry bulky equipment. As such, I am satisfied that in terms of location, the proposal in respect of the golf clubhouse satisfies criterion a) of policy DM4.
15. In terms of the holiday lodges, Policy 23 of the CS encourages lodges in suitable locations where they can support existing services and facilities and are of a scale which is appropriate to minimise impact and assimilate well. Although some of them would be located in a more interior part of the site, and would be reached more often than not by car, they could be accessed by bus from Station Road, or on foot via Public Footpath S70, which would pass between the lodges on its path across the course and directly into the town centre. When considered relative to the nearby development at Pipistrelle Drive, the proposed lodges would be no more isolated or remote from services in Market Bosworth. Moreover, it is an inherent aspect of holiday lodges that they are located away from built up areas, as their attraction lies in factors such as a quiet environment, proximity to nature and countryside views. Given this, I am satisfied that the location of proposal holiday lodges would not

conflict with Policies 23 and DM4, subject to their effect on the character and appearance of the area.

Loss of existing facilities

16. It is common ground between the parties, given its closure in 2016, that the previous golf operation was not viable. Whilst the owner has maintained the course through regular mowing, I saw on site that the course would need to be re-defined and suitably prepared in order for it to be playable. As such, I am satisfied that there is no viable business existing on the site.
17. The Council sought for the appellant to demonstrate that the loss of the 9-hole course would not affect the long term viability of the business. I acknowledge the evidence that other, shorter forms of golf are being encouraged to drive interest in the sport¹, and a 9-hole course would appear to align with such aspirations. However, the course no longer exists. Thus, I disagree that the proposal would lead to 'less choice' for members. No choice at all exists at present. Members would join and others would visit in full knowledge of the available facilities, which would include the options to play nine holes on either the front or back nine, or the whole eighteen.
18. Moreover, from all I have seen, heard and read, the proposed alterations to the 1st and 18th holes would not result in a course of demonstrably substandard length or quality, eighteen holes being the standard provision for a golf club. Therefore, I am not persuaded that the viability of the business, given it would include a full 18-hole course and clubhouse facilities, would be at risk due to the failure to re-provide the 9-hole course.

Conclusion on first main issue (Appeal A)

19. The golfing and holiday aspects of the proposal would be acceptable in terms of their location relative to local services and facilities. The proposal would result in a presently defunct recreational facility being brought back into use which would add to the facilities for local people and would benefit the area economically, together with new holiday accommodation. In terms of the location and form of development, I find that the proposals would accord with Policy 23 of the CS and Policies DM1, DM4 and DM24 of the SADMP. Compliance with these policies overall, however, is subject to the criteria relating to the effect of the proposals on the character and appearance of the area, to which I now turn.

Character and appearance

20. The appellant's evidence includes a Landscape & Visual Baseline Report and a Summary of Likely Landscape & Visual Effects (SLLVA). The site falls within the Bosworth Parkland Landscape Character Area, of which the key characteristics include rolling farmland with gentle slopes which rise to a high point around the town of Market Bosworth, scattered trees, woodland and smaller fields of pasture, and development limited to scattered farm buildings and historic settlements. The recreational role of the area is also highlighted, including the network of historic footpaths and the Battleline Railway.
21. The Council points to the description of Character Area A in the MBNP, in which the site falls, as having 'open landscape features, a large wide open aspect,

¹ Golf Business Viability Report – John Ashworth Associates (February 2018)

outdoor leisure pursuits and heritage'. The view from Station Road over the site from a point close to the main entrance is identified as an Important View or Vista (IVV) (No 11) in the MBNP for its 'extensive views of north west Leicestershire'. A further IVV in the MBNP is No 12 from Public Footpath S70 some 130m from the entrance to the appeal site.

22. I observed the site from a number of locations. From higher ground, such as the area around IVV 12, extensive views are possible over at least 180 degrees, taking in the golf course and the wider countryside beyond. From lower ground at IVV 11, however, views of the wider golf course are largely screened by the solid hedgerow which runs across the front boundary of the site, though the higher ridge to the eastern side is apparent. The ridge is more evident in views from the elevated railway bridge to the west of the site and forms an immediate feature when walking towards it along the public footpath which crosses the site.

Clubhouse and courtyard buildings

23. The proposed clubhouse would be a substantial recreational building containing the various functional requirements of a modern golf course, including changing rooms, bar and dining areas, pro shop and offices, as well as the proposed golf simulator and function room. The building would be primarily a long, single storey structure with modest dormer windows in the hipped roof, joined to a two storey element at one end. The form of the building would evoke a large farmhouse, with a combination of sandstone, brick and wood panelling, together with clay tiles to the roof. This would give the building a traditional and rural appearance which would respect its surroundings.
24. Similarly, the proposed courtyard building containing six holiday lodges would continue this palette of materials, and despite its greater footprint, it would appear secondary in scale to the clubhouse as it would be single storey throughout and its shape would conceal much of its bulk behind the façades in view. Moreover, its positioning to the side of the entrance drive, behind the hedgerow, would reduce its presence on approach into the site, leaving the clubhouse as the principal feature.
25. The buildings would be visible from Station Road, and from other notable vantage points which are identified by the parties, including the railway bridge on Station Road and the view from Public Footpath S70 as it enters the site from the east. Undoubtedly, the scale of the buildings would render them prominent in the landscape, though from Station Road, their prominence would be reduced to some degree by the existing hedgerow and their distance in from the road. Given the proposed re-use of the site as a golf course, the presence of buildings would not be unexpected, and given the screening which exists, they would not adversely affect the view from Station Road across the site. The openness of the area and connection with the countryside would still be apparent from the field in front of the site and the open land to the west.
26. Though the buildings would be set within a stretch of largely open land along Station Road, its surroundings offer clear indications of the site's proximity to Market Bosworth. In particular, there is continuous development, both industrial and residential to the opposite side of Station Road. Moreover, the approach from the west is already subject to urbanising influence from the scale and prominence of Bosworth Marina and the residential development at Pipistrelle Drive, such that the site, despite its openness, is contained between

these developments and the hill of Market Bosworth itself, resulting in a localised impact on the landscape. This combination of these factors, in my view, means that the proposed buildings would not harm the landscape character of the area, nor detract unacceptably from the identified IVV 11 of the MBNP.

Detached holiday lodges

27. The lodges would be in one of four types, varying in size but sharing a contemporary cabin style, using cedar cladding and stonework, a mix of flat and pitched roofs, and extensive glazing to the facades. Each of the lodges would be set on a raised platform supported by stilts set into the ground. The largest of the lodges would be over 20m in width and 12m in depth including the external deck. In reaching this scale and in combination with their height and striking cutaway roof designs, the lodges would form prominent features within the site.
28. The lodges would stand prominently on the rising ground towards the east of the site. Their visibility would be increased by the use of the stilted platforms, raising them several metres above ground level. In particular, they would be prominent to users of Public Footpath S70. On approach along the footpath from the Market Bosworth side, a rural character and broad panorama over the countryside exists (IVV 12 in the MBNP). At the point of the IVV, the lodges would be very obvious to users of the footpath and would intrude upon the open, natural character of the site, as they would have an immediate and imposing presence at the point where the landscape opens up expansively to panoramic views. Together with the access road and parking areas, the lodges would form distinctly urbanising features at odds with the prevailing open landscape and would undermine the increasingly rural character as one leaves the built up area along Public Footpath S70 from the Market Bosworth side.
29. I recognise the appellant's points that the golf course is a modified landscape. Nevertheless, it is still an open site with natural features and it forms a continuous part of the green and natural environment which surrounds Market Bosworth. Indeed, I saw on site that the fact that it is a modified golf course landscape is only evident in views from the high ground to the east and from within the site itself. From lower or more distant vantage points, the features of the site are not obvious given the screening provided by intervening hedgerows and trees. Given this, I accept that the harm to the wider landscape in this case would be limited. Nevertheless, in localised views, the lodges would be prominent and intrusive and would have a detrimental impact on the existing open and undeveloped character of the site.
30. I accept that the impact of the lodges could be softened as proposed planting matures; however, this would take time to establish, and would have to reach significant height and solidity to provide an effective visual screen. Given the appellant's admission that the location of the lodges was chosen in part for the views they would offer, such screening is likely to only be significant to the Market Bosworth side, and not the golf course side, where the lodges would remain prominent on the ridge in the longer term.
31. From the elevated railway bridge on Station Road, the lodges would appear conspicuous on the raised ground, forming a more intensive and urbanised form of development in contrast with the isolated, detached dwellings on the hillside. The appellant's SLLVA assesses both the value and sensitivity of the

views from this point as high, with 'major-moderate adverse effects' in the short term and 'moderate adverse' in the long term. I accept that the landscape is not valued at a national or regional level, but it is given local importance within the MBNP. Therefore, whilst the lodges would form part of a supported recreational use on the wider site, their conspicuous position at high level would harm the character and appearance of the landscape.

Conclusions on second main issue

32. For these reasons, overall, the proposal would conflict with Policies DM1, DM4 and DM10 of the SADMP, with Policies CE1, CE3 or CE5 of the MBNP which together require development to complement or enhance the character of the surrounding area and seek to protect the intrinsic value, beauty, open character and landscape character of the countryside. There would also be conflict with the Framework's recognition of the intrinsic value of the countryside.

Appeal B

Location and form of development

33. The proposal would see the conversion of an existing building on the course to a single holiday home. The Council's first reason for refusal refers to harm to the vitality and viability and functioning of the existing golf course, and conflict with Policy DM8 of the SADMP, which resists the loss of buildings in recreational or sporting use unless certain criteria are met.
34. The building is described variously by the parties as a convenience or amenity building which I understand provided storage for the golf course and toilets and shelter for golfers during their rounds. I have already found that there is no functioning golf course on the site, and therefore the viability of an existing use would not be threatened by the loss of the building. Although the building has the potential to add to the facilities golfers would enjoy whilst playing a re-opened course, I heard no evidence that such facilities are essential for a golf course to function. Instead, I heard anecdotally that other nearby golf courses did not have such facilities.
35. In view of the limited evidence of its importance to the operation of the golf course, and the fact that there is no operational golf course in any event, the loss of the existing amenity facility would not undermine the provision of sporting and recreational facilities in the Borough, and there would be no conflict with the aims of Policy DM8 of the SADMP or Paragraph 97 of the Framework.
36. The Council also raised concern that the placement of the lodge in the centre of the golf course would adversely affect its operation, through conflict between golfers and residents from noise or errant golf balls. On site, the relative locations of tees and greens were pointed out to me, along with the direction of play. Based on my observations, I am satisfied that any risk in this respect is limited, and could be accommodated in the detailed layout of the course. Given the nature of the lodge's location, it seems quite probable that it would appeal mainly to golf enthusiasts, should the course re-open. At the very least, prospective occupants would be aware of the fact that the lodge was on a golf course, and any noise generated by either golfers or occupants would not, in

my view, be so great as to cause harm to the functioning of the course or occupants' living conditions.

37. The Council's second reason for refusal refers to the isolated location of the lodge and that it would only be accessed by an unlit track. At the Hearing, the Council accepted that the lodge would not be isolated in terms of Paragraph 79 of the Framework. In physical terms, the lodge would be at a distance which may discourage walking to Market Bosworth, but holiday lodges are often sought after due to their detachment from the built up area, and occupants are likely to be more willing to walk longer distances for recreational purposes, with the route of Public Footpath S70 providing an adjacent option for this. The appellant stated that the lodge would be accessed only by vehicles provided by the golf course. Even so, any traffic generated by a single lodge would be insignificant, and considerably less than that generated by the golf course use. As such, the location of the lodge would not lead to demonstrable harm in environmental terms due to reliance on the private car by occupants.
38. For these reasons, I find that the proposal would represent a suitable location for a holiday lodge, and there would be no conflict with Policies DM1, DM4 or DM8 of the SADMP, with Policy 23 of the CS or Paragraph 97 of the Framework.

Character and appearance

39. The Council's concerns relate to the potential impact of a track being formed or upgraded between the main area of development at the front of the site and the proposed holiday lodge. There are extensive submissions by both parties in respect of whether a track exists on the site, or exists lawfully in planning terms. However, it is not within the scope of this appeal for me to determine the lawful status of a track.
40. On site, I saw the track in question to be at various points formed of gravel, grass and earth, with light tyre markings and rough edges giving an informal appearance and indicating infrequent use. It followed a fairly direct line through the site along lower ground between the various mounds forming the golf course topography. I was advised that it had been used in the past for access by vehicles to empty a septic tank serving the toilets of the amenity building, and I saw the location of the septic tank on site.
41. At the Hearing, the appellant indicated that operational development was not necessarily required to upgrade the track and only works of maintenance may take place. The Council indicated that if no development was proposed, it would not have concern in respect of the effect on character and appearance.
42. Notwithstanding questions of lawfulness and condition, the track's low lying path through the course means it is not a prominent feature in the landscape, and is not obvious in views from outside the site, even those on higher ground. Walkers crossing the site already see and cross the track and it is evident that it serves the outbuilding. Though still an open and largely undeveloped site, its status as a golf course, in my view, brings with it an expectation of some sensitively designed features, such as paths for golfers and access tracks for greenkeeping equipment. Such features would go hand in hand with the renewal of the golf course, but would not have significant visual impact given the screening provided by the undulating topography and planting.

43. Moreover, as discussed at the Hearing, the appellant proposes to limit the access of occupants to the proposed holiday lodge to vehicles provided by the golf course, which would limit the extent to which it would be used by private vehicles, and prevent the track taking on a more urban or residential character. A condition requiring submission, approval and implementation of an operational management plan could be used to ensure vehicular access to the holiday lodge is suitably managed whether or not this is in association with an operational golf course.
44. Therefore, I find that the presence of a track, whether intermittent as I saw on site, or made more formal through additional gravel or other materials, would not adversely affect the character or appearance of the area, and so would not conflict with Policies DM1, DM4 or DM10 of the SADMP, or with Policies CE1, CE3 or CE5 of the MBNP.

Other Matters

Need and viability (Appeal A)

45. As I have found the proposed clubhouse or courtyard building would enjoy policy support in principle and would not harm the character and appearance of the area, it is not necessary to further consider whether their scale is justified by an identified need.
46. In terms of the nine detached lodges, it was explained that these would be sold to raise capital to fund construction of the clubhouse and golf course renovation. A costs appraisal was submitted by the appellant containing broad brush estimates of costs and revenues for the development. The appraisal lacks information such as land costs and does not include evidence of how the projected sales prices of the lodges or the costs of construction have been arrived at. As such, it is of limited value in assessing the overall viability and scale of the development proposed, though the Council has not offered any detailed evidence to contradict the appellant's position.
47. Nevertheless, I recognise that the holiday lodges would assist the delivery of the golf clubhouse and course renovation to ultimately deliver economic benefits through recreational and tourism activity, which would weigh in favour of the proposal.
48. The parties disagreed as to the potential number of jobs which would be created. The appellant's estimate of up to 59 full time equivalent jobs struck me as ambitious, notwithstanding that it was formulated based on RICS Employment Density Guidelines, as the golf business case advanced by the appellant put payroll at £153,000 per annum, which would be completely at odds with such staffing estimates. Ultimately, the information before me is not conclusive. Though I cannot be certain as to the number of jobs created, I am satisfied that the proposals would generate noticeable new economic activity and create new employment opportunities for the local area.

Planning Obligation (Appeal A)

49. The unilateral undertaking (UU) contains a number of provisions. Firstly, an undertaking that the proposed lodges will not be occupied as permanent residential dwellings. Secondly, that occupants of the lodges will receive a 30% reduction in green fees to play the golf course. Thirdly, that the owners of the

holiday lodges will be responsible for the management of the landscaping of the holiday units.

50. It was agreed at the Hearing that the restriction on occupation could be dealt with by condition. The green fee provision was not sought by the Council. Whilst such a discount may attract additional custom, I have little evidence to demonstrate that it is necessary to make the development acceptable in planning terms.
51. The third provision relating to maintenance appears to me to relate to the division of labour between the golf course and the owners of the lodges. However, it matters not in planning terms who undertakes maintenance of the holiday lodge grounds. Moreover, the undertaking contains no definition of 'maintenance and management' or 'landscaping' or the area within the site to which this responsibility would relate. In my view, this could be dealt with by condition.
52. The other provisions of the UU relate to the timing of the development. There was disagreement between the parties at the Hearing on this point. The Council wished to see the clubhouse completed and the golf course open before any holiday lodges are occupied, rather than allowing 12 lodges to be occupied as set out in the UU. Notwithstanding the parties' disagreement, this is another matter capable of being dealt with by condition rather than through an obligation.
53. As such, I find that the undertakings put forward are not necessary to make the development acceptable in planning terms and so would not meet the tests set out in Regulation 122 of the Communities Infrastructure Levy Regulations 2010. Therefore, I have not taken the submitted UU into account in reaching my decision.

Other Issues

54. In addition to the above and the main issues, interested parties have also raised concerns over a number of other matters, including highway and pedestrian safety. I note that the Local Highway Authority considered the proposals, including the potential use of the clubhouse for larger events, and no objection was raised to either of the proposals. On the evidence before me, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the Framework.
55. The Council did not make findings of harm in respect of any of the other issues raised by interested parties and, on the evidence before me, I do not reach different conclusions to the Council on these issues.
56. In support of Appeal A, the appellant refers to a number of appeal decisions relating to holiday home development. However, these relate to proposals in different authorities and have evident differences in scale, form, site context and prevailing circumstances. Therefore, I do not have sufficient evidence to draw direct comparisons with the scheme before me, and I have duly considered the appeal on its own merits.

Planning Balance

Appeal A

57. There would be social and economic benefits weighing in favour of the proposal from the re-opening of a golf course which would add to the recreational facilities of the area and through new employment opportunities and spending by visitors at the course, holiday lodges and in the wider area. I accept that the proposed holiday lodges would assist the delivery of the wider golf course facilities, add to the tourism options in the area and support the Council's objectives to boost tourism and recreation in the District, though the intention to sell the detached lodges would reduce their potential long term availability to the market. Overall, I attach substantial weight to these benefits.
58. There would be reliance on the private car to access the facilities, though other travel options exist which would help to limit the adverse environmental impact of car use. The proposed tree planting and other landscaping would offer some limited environmental benefits to counter this.
59. The proposed clubhouse and courtyard building would be acceptable additions to the landscape and would not harm the character and appearance of the area. However, I have found that the proposed detached lodges, due to their elevated position, form and layout, would cause unacceptable harm to landscape character of the area and would conflict with the development plan. This is a matter to which I attach very significant weight.
60. Overall, I find that the benefits of the proposed development when taken cumulatively would not outweigh the harm to the character and appearance of the area and resulting conflict with the development plan. Therefore, the proposal would not result in sustainable development when considered against the development plan and the Framework as a whole. There are no other material considerations which indicate a decision should be taken at variance with the development plan in this case and, consequently, planning permission should not be granted.

Appeal B

61. I have found no conflict with the development plan in respect of either the location and form of the development or its impact on the character and appearance of the area. There are no other material considerations which point to withholding permission and, therefore, the appeal should be allowed, subject to relevant conditions.

Conditions

62. In respect of Appeal B, I have considered the Council's recommended conditions in light of the tests of conditions within the Framework and guidance of the Planning Practice Guidance. The conditions were discussed at the Hearing and amended wording was submitted by the parties in writing following the Hearing.
63. I have imposed a condition specifying the approved plans to provide certainty. Conditions are also necessary to ensure the site access, parking and turning areas are laid out prior to the development being brought into use in the interests of highway safety. An Operational Management Plan is necessary to ensure the safe operation of the lodge and golf course and to protect

occupants' living conditions. Finally, a condition is required to prevent the holiday lodge being used as a permanent dwelling as this would conflict with the development plan and Framework in terms of the location of housing.

Conclusion

64. For the foregoing reasons, and having taken all relevant matters into consideration, I conclude that Appeal A should be dismissed and Appeal B should be allowed.

K. Savage

INSPECTOR

Schedule of Conditions (Appeal B)

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:
Proposed Site Plan - Drg No. A-PL-101 Rev C, Proposed Elevations - Drg No. A-PL-200 Rev A, Proposed Ground Floor Plan Option 2 - Drg No. A-PL-102, Proposed Roof Plan - Drg No. A-PL-101 Rev A, Proposed Ground Floor Plan - Drg No. A-PL-100, Junction improvements Dwg No. HAS/17-030/02 Rev A, Visibility Splays - Drg No. HAS/17-030/01 Rev A, Footpath Improvements - Drg No. HAS/17-030/03 Rev A, Access Arrangements & Highway Improvements - Drg No. A-EL-003, Access Arrangements & Highway Improvements - Drg No. P827/101A received by the Local Planning Authority on the 25 February 2019.
- 3) Notwithstanding the provisions of Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any change of use by any subsequent Order, the unit shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation or a principal or primary place of residence.
- 4) The development hereby approved shall not be occupied until the access arrangements shown on Dwg No. P827/101A received on the 25 February 2019 has been carried out and completed in full.
- 5) No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.
- 6) No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 65 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
- 7) Prior to first occupation of the holiday unit an Operational Management Plan shall be submitted to and agreed in writing with the local planning authority. The approved plan shall thereafter be implemented at all times.

END OF SCHEDULE

APPEARANCES

FOR THE APPELLANT:

Brian Mullin	Partner, Marrons Planning
Simon Stanion	Solicitor, Shakespeare Martineau
Jonathan Golby	Chartered Landscape Architect, Golby & Luck
George Denny	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Jenny Brader	Team Leader, Hinckley & Bosworth Borough Council
Nicola Smith	Planning Manager, Hinckley & Bosworth Borough Council
Dr David Hickey	Landscape Architect

DOCUMENTS SUBMITTED AT THE HEARING:

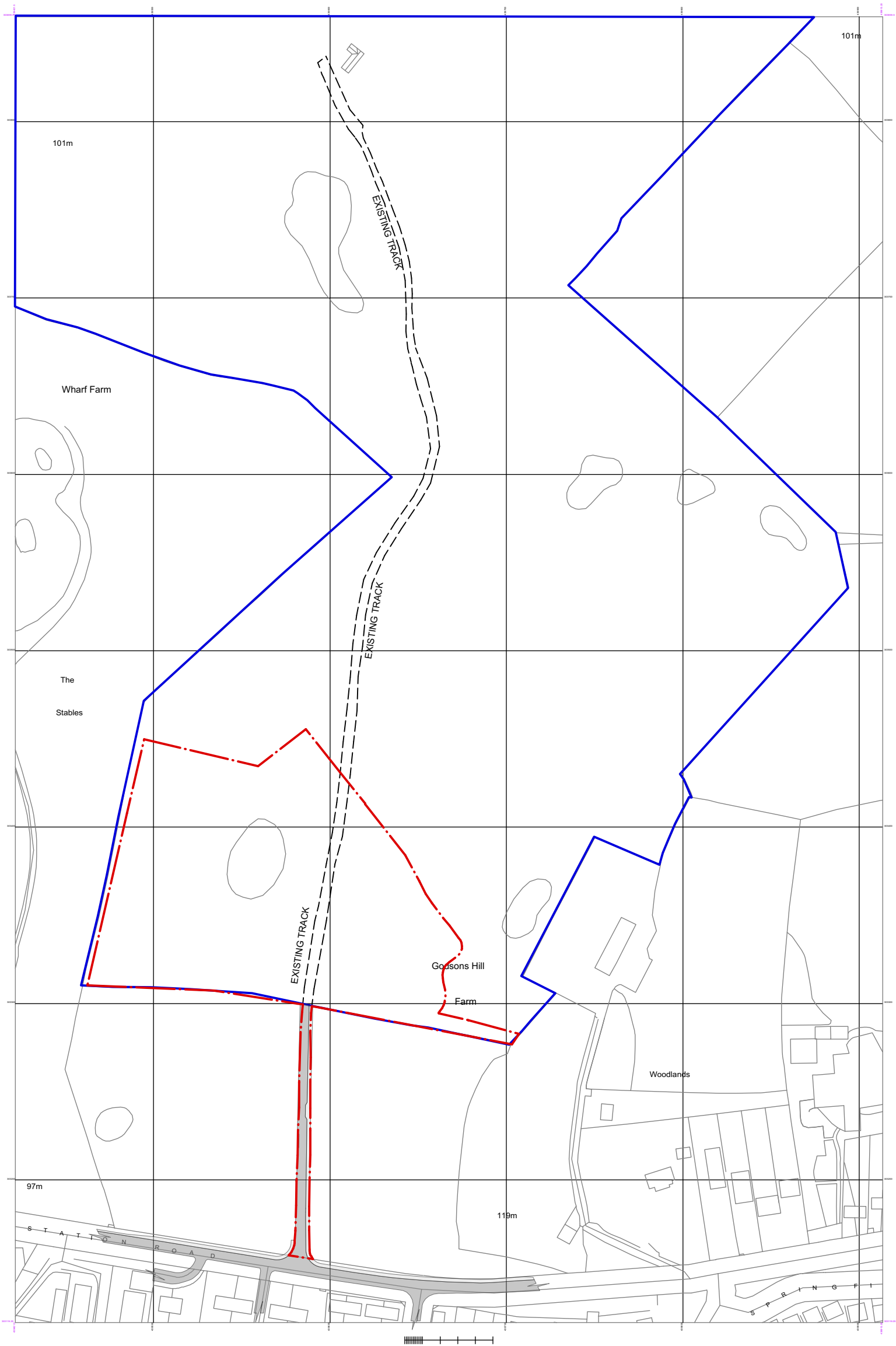
1. Signed Unilateral Undertaking dated 13 August 2019
2. Written Costs Applications (x2) by appellant
3. Draft wording of condition relating to management plan for holiday lodge (Appeal B)

DOCUMENTS SUBMITTED AFTER THE HEARING:

1. Lists of draft conditions
 - a) Dated 14 August by appellant (for both Appeal A and Appeal B)
 - b) Dated 14 August by appellant (replacing that of 14 August for Appeal B only – 'V2')
2. Email dated 23 August by local planning authority providing amendments to conditions in response to those submitted by the appellant (1. a) and b))

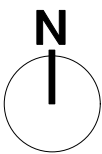
Location Plan, Proposed Site Plan and Landscaping Plan for
planning permission ref: 19/01437/FIL

*Existing track location based upon topographical survey 02035-08-01 completed by SV Surveying



Project
Market
Bosworth
Golf Holiday
Chalet

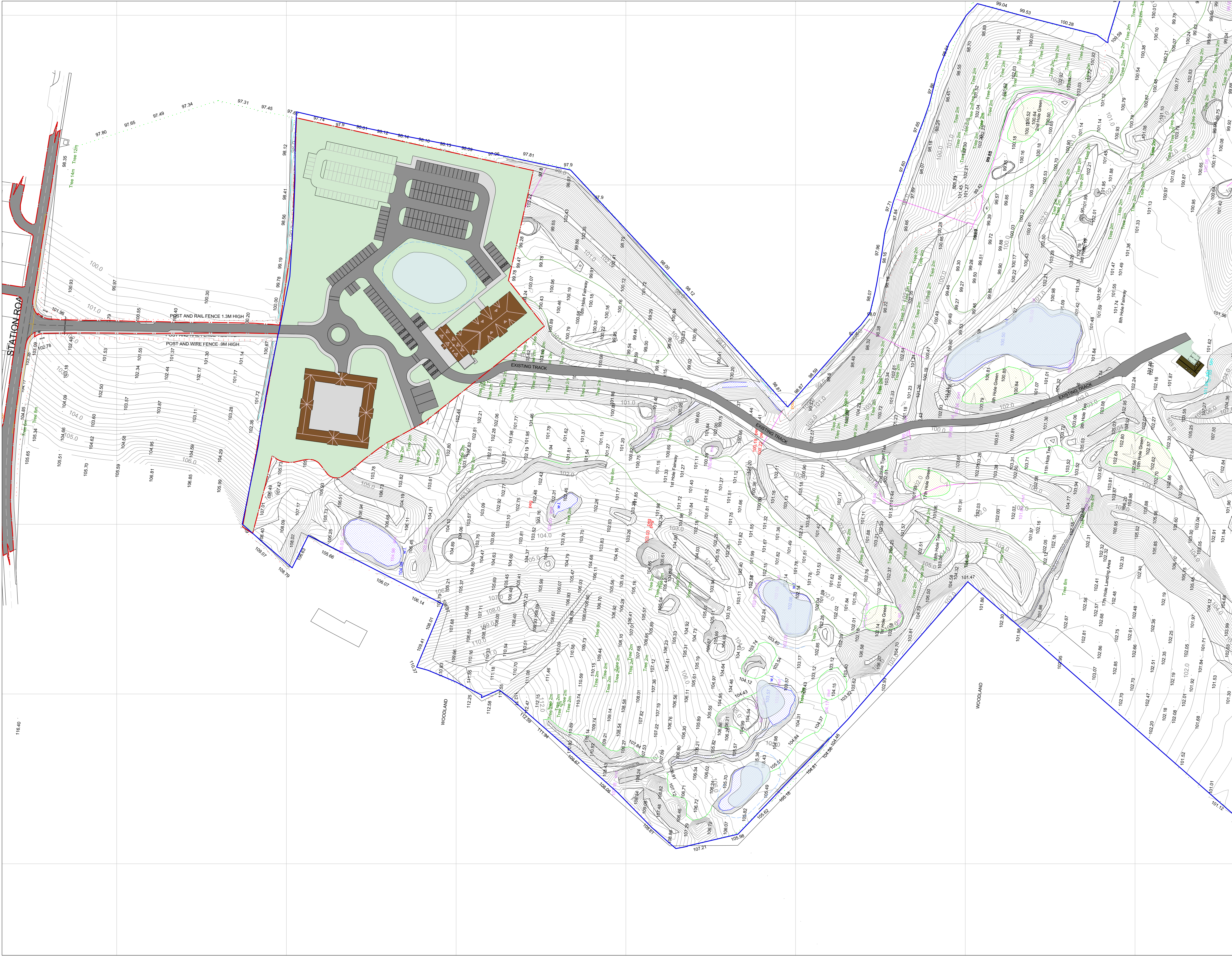
PLANNING
Drawing Title
Site location Plan



Date
26.11.19
Project Ref.
0196

Scale
1:2500@A3
Drawing No.
A-EL-003

Checked
AS
Revision
J



Notes

Measurements not to be scaled from this drawing. All dimensions to be checked and confirmed prior to commencement of work. Contractors to notify architects of site variations affecting information on this drawing. The information in this drawing is copyright of Hickman & Smith Architects Ltd.

Measurements are based on previous drawings provided by the client and as such the site boundary area is to be confirmed by the client.

Date	Rev	By	Details
20.04.18	/	DG	Issued for Client Comments
27.04.18	A	DG	Issued for Client Comments
30.04.18	B	DG	Issued for Client Comments
01.05.18	C	DG	Issued for Client Comments
24.05.18	D	DG	Issued for Client Comments
07.06.18	E	DG	Issued for Client Comments
23.07.18	F	DG	Issued for Client Comments
13.09.18	G	DG	Issued for Client Comments
08.10.18	H	DG	Issued for Client Comments
11.07.19	I	DG	Issued for Client Comments
20.11.19	J	DG	Issued for Client Comments
25.11.19	K	DG	Issued for Client Comments
26.11.19	L	DG	Issued for Client Comments

Location Key

PLANNING

Hickman & Smith Architects

a: Studio B2.01, LCB Depot,
31 Rutland Street, Leicester, LE1 1RE

t: +44 (0)116 253 3423

e: info@hickmanandsmith.co.uk

Project
Market Bosworth Golf Leisure and Country Club

Client
Statue Homes Ltd

Drawing Title
Proposed Site Plan

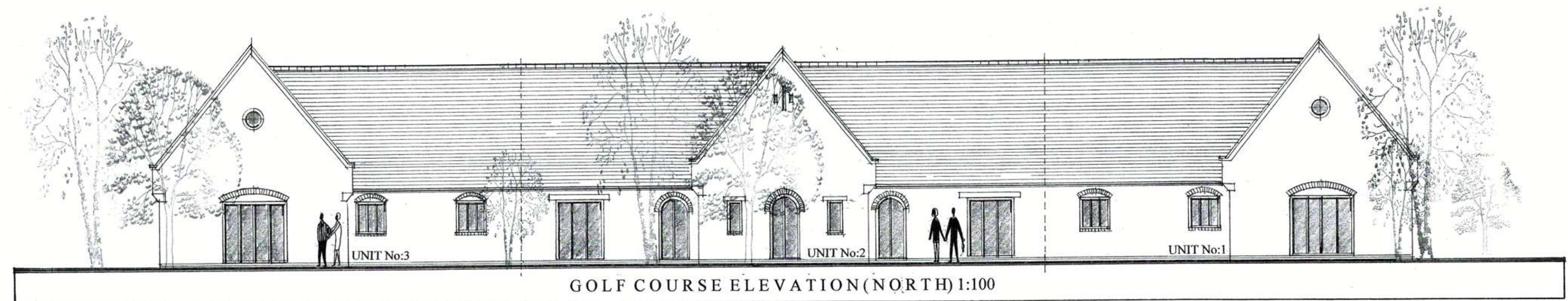
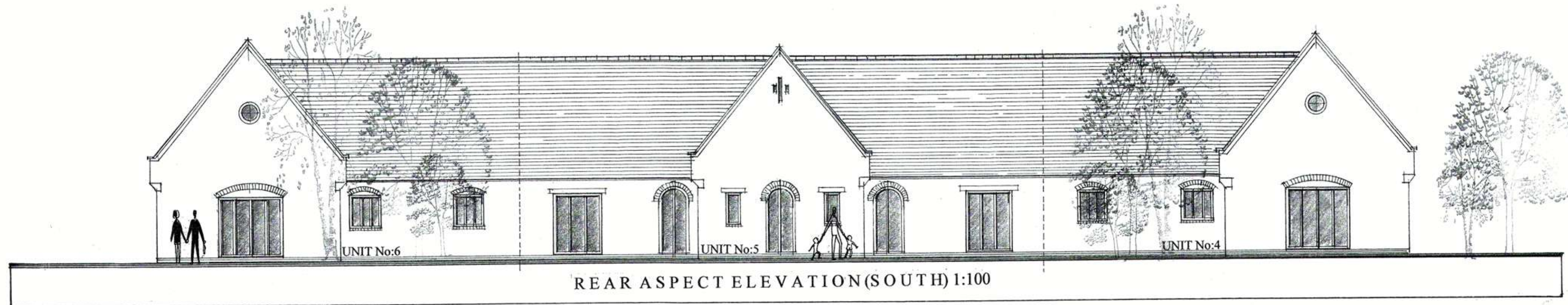
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Project Ref.	Drawing No.	Revision
0196	A-PL-001	L

CONSTRUCTION MATERIALS:

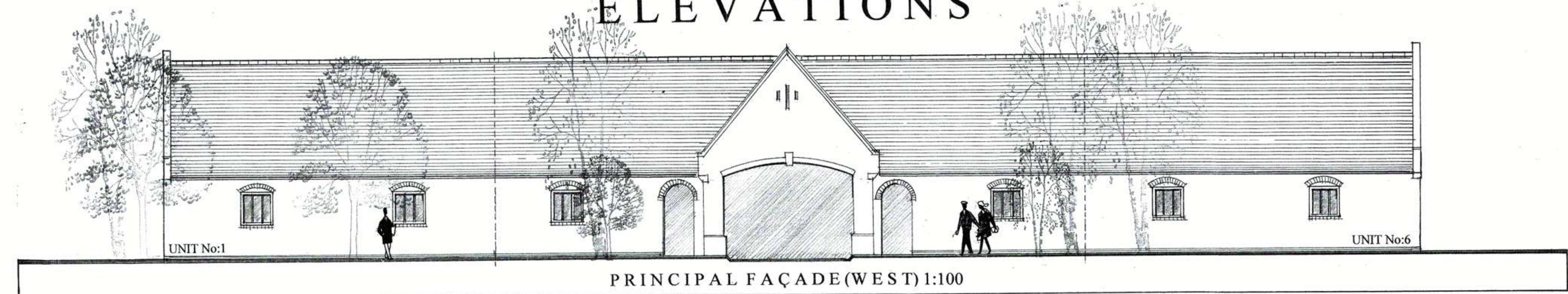
WALLS: To be formed in a mixed-blend quality red facing bwk.laid in English garden wall bond & set in a lime mortar bed with random coursed sandstone as illustrated.

ROOF: To be formed in a traditional small blue Staffordshire clay tile.

WINDOWS+DOORS:To be formed in a s/wood & painted in heritage approved colours to suit.



PROPOSED ELEVATIONS



CLIENTS:
The "Market Bosworth" Golf
Leisure and Country Retreat.

PROJECT:
The Proposed Erection of a Multi-Functional
Recreational Building (inc. Open Plan Function
Room, Washrooms, Bar & Kitchen Facilities, Offices,
Staff Accommodation and Retail Golf Shop), The
Erection of a Golf Simulator Building, The
Erection of a Golf Buggy Garage (inc. Office
/Maintenance Shop), The Formation of a New
Car Parking Area for 139 Vehicles and New
Access Roads and The Proposed Erection of
15 Golf/Holiday Homes & Manager's Accommodation
inc. all Associated Ancillary Works.

The Former Market Bosworth Golf Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed Elevations to the Unit No's:1-6

SCALE: 1:100.
DATE: February 2018
DRWG.No: HMD/PD/0377/C14.
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HOUSEMARTIN
DESIGNS

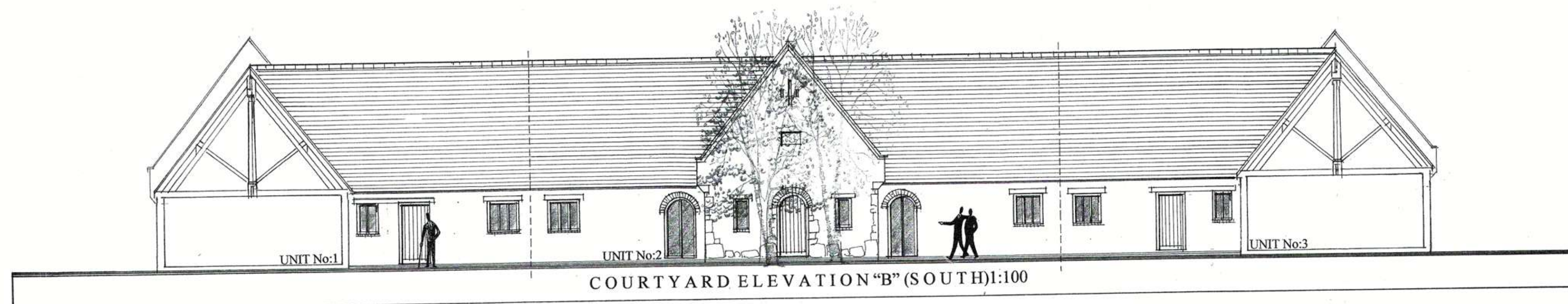
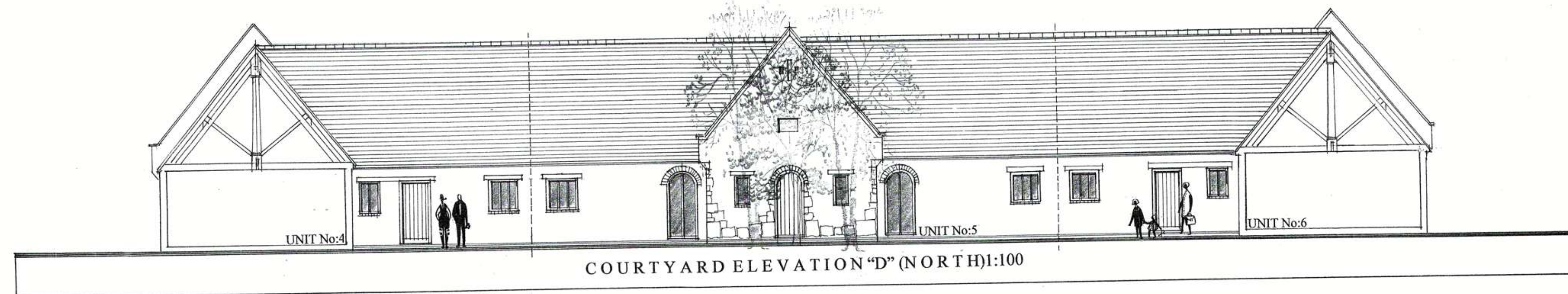


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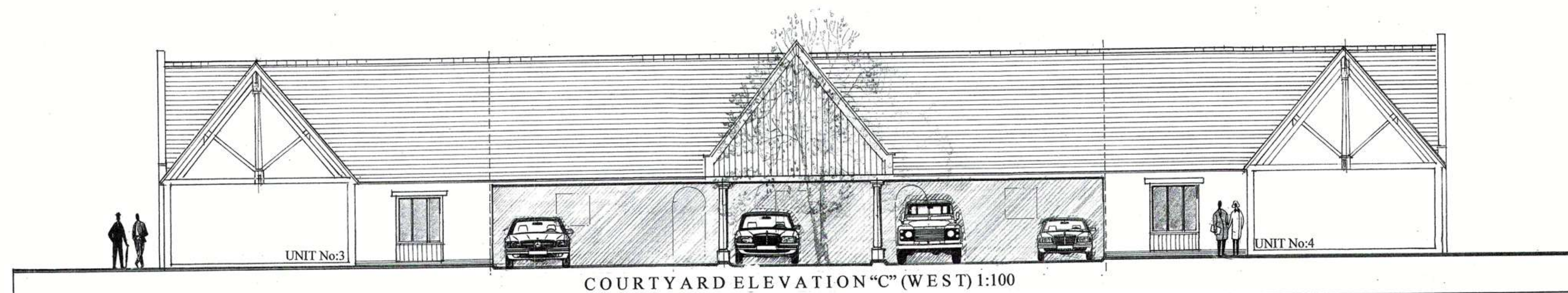
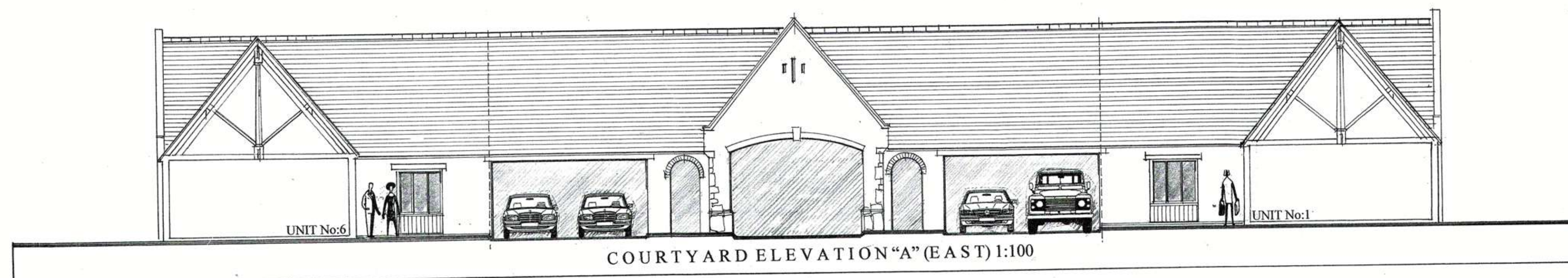
TEL/FAX: (0044) 1530 272373

CONSTRUCTION MATERIALS:

WALLS: To be formed in a mixed-blend quality red facing bwk.laid in English garden wall bond & set in a lime mortar bed with random coursed sandstone as illustrated.
ROOF: To be formed in a traditional small blue Staffordshire clay tile.
WINDOWS+DOORS: To be formed in a s/wood & painted in heritage approved colours to suit.



PROPOSED ELEVATIONS



CLIENTS:
The "Market Bosworth" Golf
Leisure and Country Retreat.

PROJECT:
The Proposed Erection of a Multi-Functional Recreational Building (inc. Open Plan Function Room, Washrooms, Bar & Kitchen Facilities, Offices, Staff Accommodation and Retail Golf Shop), The Erection of a Golf Simulator Building, The Erection of a Golf Buggy Garage (inc. Office /Maintenance Shop), The Formation of a New Car Parking Area for 139 Vehicles and New Access Roads and The Proposed Erection of 15 Golf/Holiday Homes & Manager's Accommodation inc. all Associated Ancillary Works.

The Former Market Bosworth Golf Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed Elevations to the Unit No's:1-6

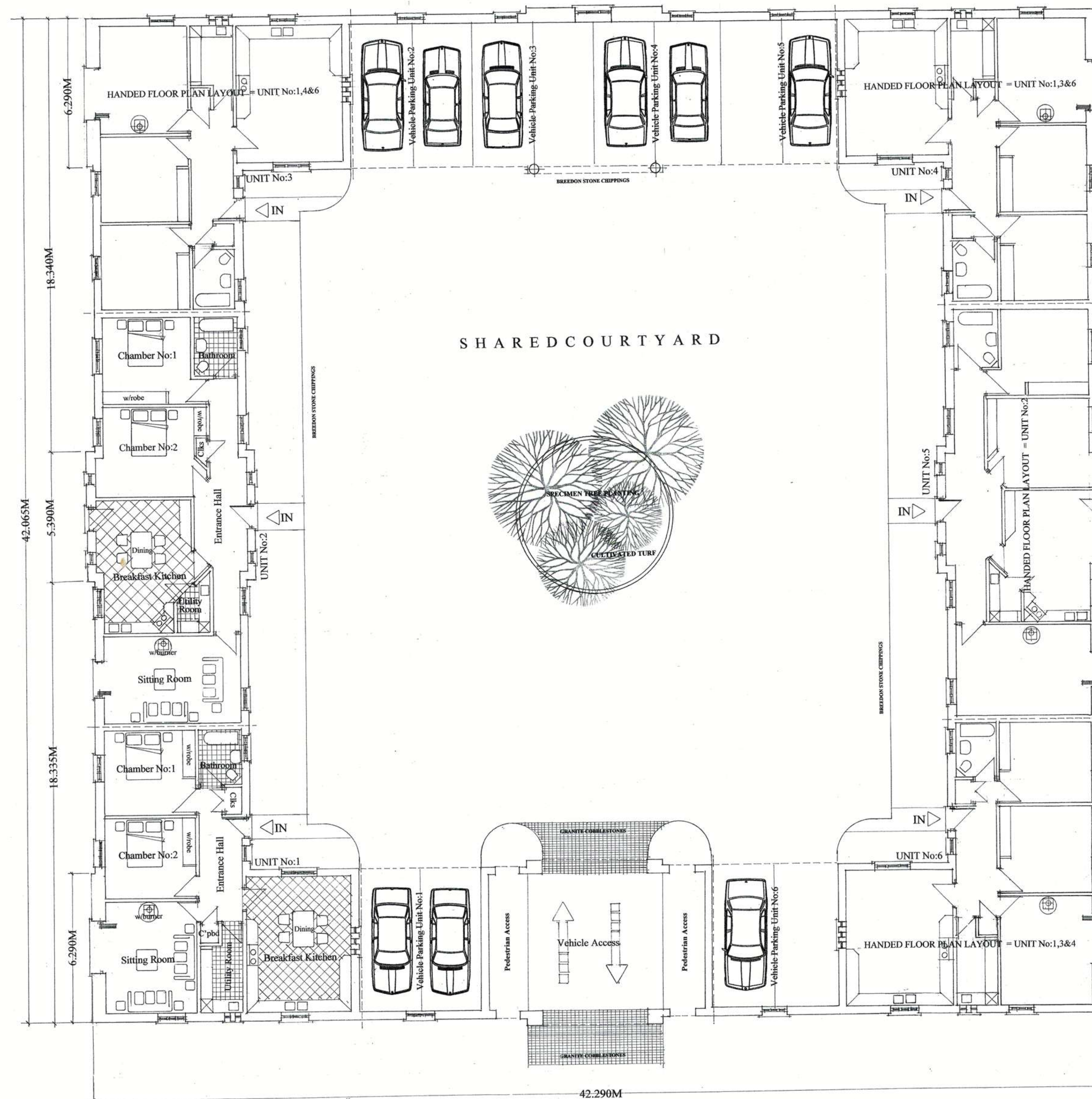
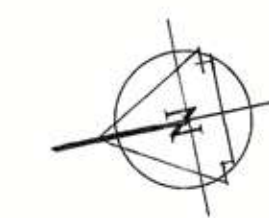
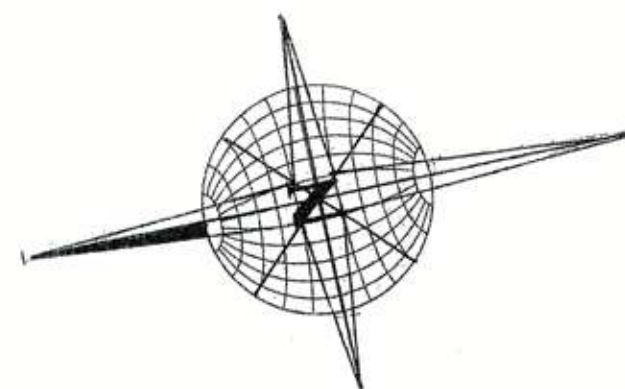
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DATE: February 2018
DRWG.No: HMD/PD/0377/013.
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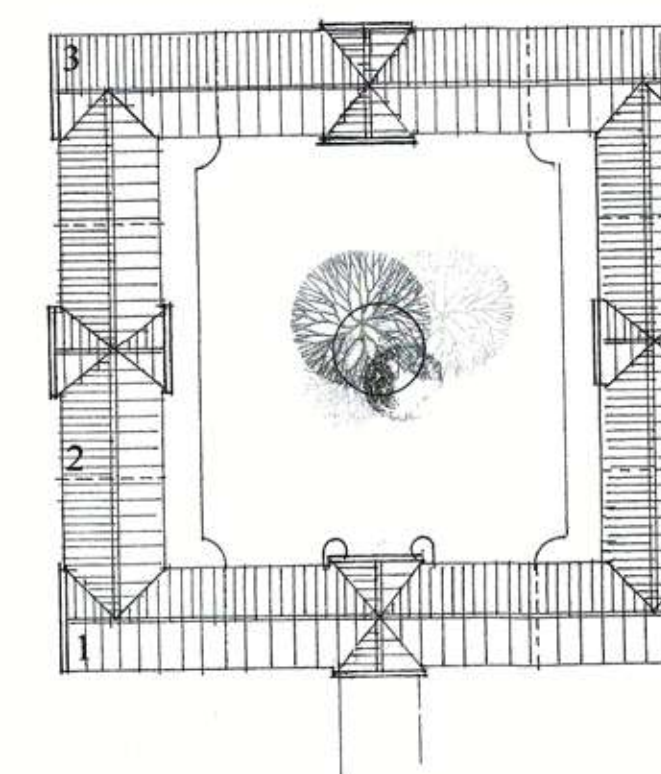


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TEL/FAX: (0044) 1530 272373



PROPOSED FLOOR PLAN



ROOF PLAN 1:500

FLOOR AREAS:
UNIT No's:1,3,4&6 = 93.00M²/1000sq.feet
UNIT No's:2&3 = 97.00M²/1050sq.feet.

CLIENTS:
The "Market Bosworth" Golf
Leisure and Country Retreat.

PROJECT:
The Proposed Erection of a Multi-Functional
Recreational Building (inc. Open Plan Function
Room, Washrooms, Bar & Kitchen Facilities, Offices,
Staff Accommodation and Retail Golf Shop), The
Erection of a Golf Simulator Building, The
Erection of a Golf Buggy Garage (inc. Office
/Maintenance Shop), The Formation of a New
Car Parking Area for 139 Vehicles and New
Access Roads and The Proposed Erection of
15 Golf/Holiday Homes & Manager's Accommodation
inc. all Associated Ancillary Works.

The Former Market Bosworth Golf Club,
Station Road,
Market Bosworth.
Leicestershire.

DRAWING TITLE:
Proposed Floor to the Unit No's:1 -6
Roof Plan.

SCALE: 1:100/1:500
DATE: February 2018
DRWG.No: HMD/PD/0377/012.
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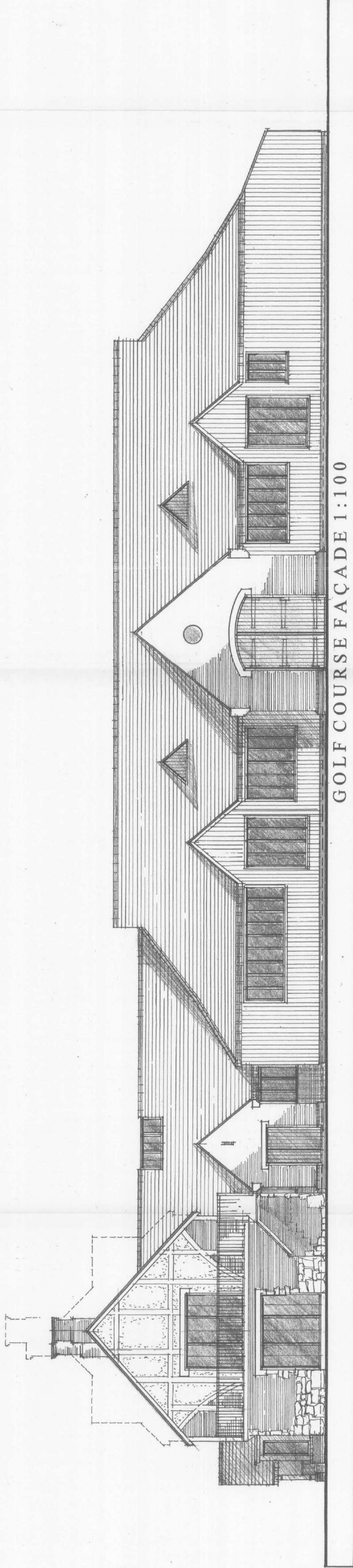
TEL/FAX: (0044) 1530 272373

EXTERNAL CONSTRUCTION MATERIALS:

WALLS:
To the Principal Building - a combination of Semi-dressed sandstone, reclaimed red coloured facing brick (laid in a lime mortar) and exposed timber framing to the upper levels incorporating sand/cement render infill panels to suit.
To George's Hall - Cedar vertical cladding & Red facing brickwork.

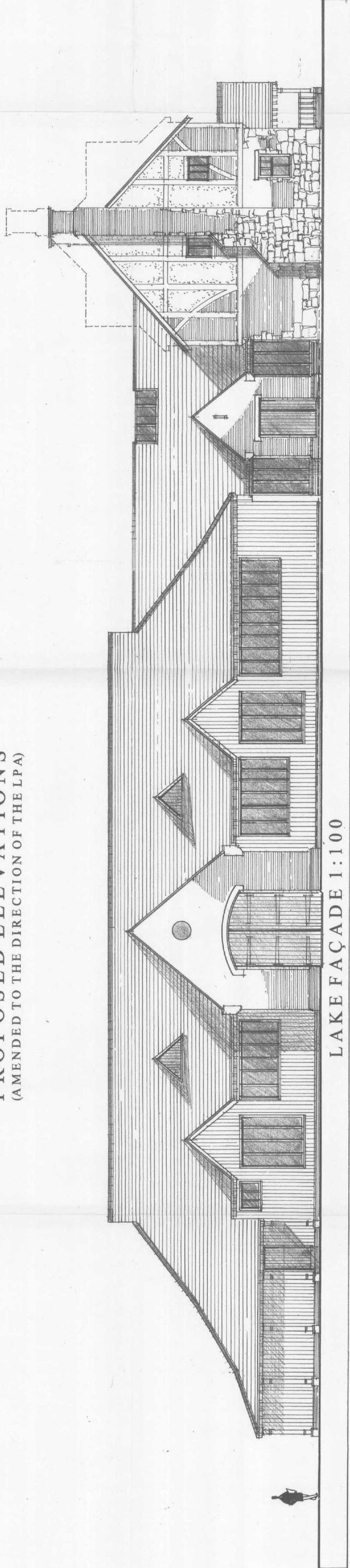
ROOFS:
All to be finished with a reclaimed (machine made) small clay Staffordshire blue tile, exposed rather feet and black rainwater goods to suit.

WINDOWS & DOORS:
Painted timber (combination of hard/soft woods to suit)

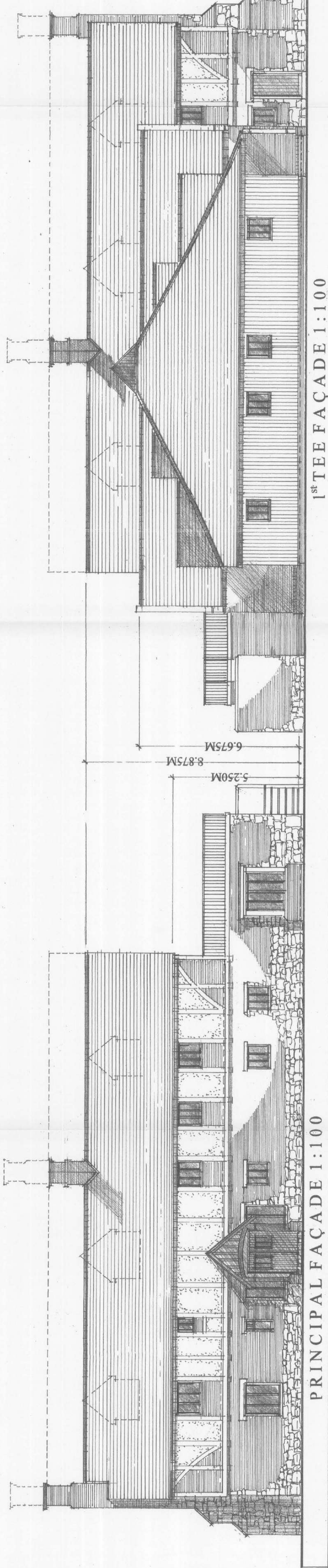


GOLF COURSE FAÇADE 1:100

PROPOSED ELEVATIONS
(AMENDED TO THE DIRECTION OF THE LPA)



LAKE FAÇADE 1:100



PRINCIPAL FAÇADE 1:100

1ST TEE FAÇADE 1:100

REV/A SEPT. 2018.
The Roof Ridgeline to The Proposed New Clubhouse Building now Reduced by 1.322M including the Omission of all Dormer Windows from the Roofscape. (Rev. DWG. No: HMD/PD/0377/03)

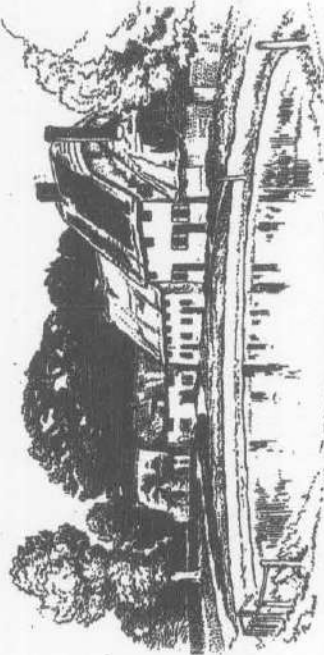
CLIENTS:
The Market Bosworth Golf,
Leisure and Country Retreat.

PROJECT:
The Proposed Erection of a Multi-Functional Recreational Building (Inc. Open Plan Function Room, Washrooms, Bar & Kitchen Facilities, Offices and Retail Golf Shop). The Formation of New Car Parking Areas and New Access Roads and The Proposed Erection of 19 Golf/Holiday Homes & Associated Ancillary Works.

DRAWING TITLE:
Note:
Amended Drawing to The Direction of the LPA
Proposed Elevations to the New Golf/Leisure Multi-Functional Recreational Building.

SCALE: 1:100
DATE: September 2018.
DWG. No: HMD/PD/0377/03 REV/A
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HOUSEMARTIN
DESIGNS



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PROPOSED FLOOR PLANS
(AMENDED TO THE DIRECTION OF THE LPA)

FIRST FLOOR PLAN 1:100
Note: (Sept' 2018).
Snug/Day Lounge Omitted
& Golfing Simulator Added.

GROUND FLOOR PLAN 1:100

REV A SEPT' 2018.
The Omission of the Proposed Upper Floor (Inc. Omission of all Dormer Windows) and the Introduction of a Golfing Simulator into the First Floor Accommodation Arrangement.

CLIENTS:
The "Market Bosworth" Golf, Leisure and Country Retreat.

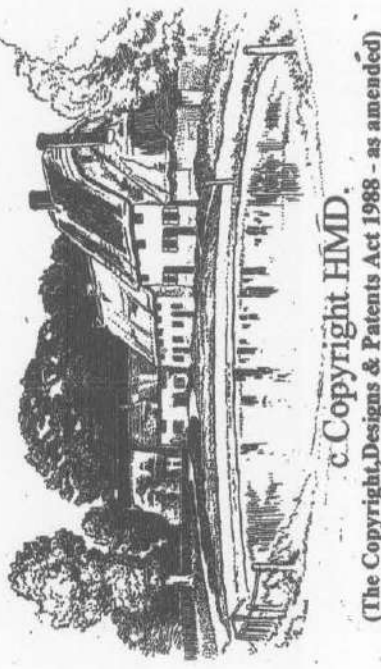
PROJECT:
The Proposed Erection of a Multi-Functional Recreational Building (Inc. Open Plan Function Room, Washrooms, Bar & Kitchen Facilities, Offices, Staff Accommodation and Retail Golf Shop), The Erection of a Golf Simulator Building, The Erection of a Golf Buggy Garage (Inc. Office /Maintenance Shop), The Formation of a New Car Parking Area for 242 Vehicles and New Access Roads and The Proposed Erection of 19 Golf/Holiday Homes and all Associated Ancillary Works.

The Former Market Bosworth Golf Club, Station Road, Market Bosworth, Leicestershire.

DRAWING TITLE:
Proposed Floor Plans the New Golf/Leisure Multi-Functional Recreational Building.

SCALE: 1:100.
DATE: SEPT' 2018.
DWG: NGLHMD/PD/0377/04. REV: A
c Copyright HMD/2017.

HOUSEMARTIN
DESIGNS



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TEL/FAX: (0044) 1530 272373

Class BC Regulations extract from the General Permitted
Development Order 2015 (as amended)

The Town and Country Planning (General Permitted Development) (England) Order 2015

UK Statutory Instruments > 2015 No. 596 > SCHEDULE 2 > PART 4 > Class BC – temporary...

Table of Contents	Content	Explanatory Memorandum ?	Impact Assessments ?	More Resources
	▼			
	◀ Previous: Crossheading	Next: Crossheading ▶	Plain View	Print Opt

Changes over time for: Cross Heading: Class BC – temporary recreational campsites ?



26/07/2023

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Town and Country Planning (General Permitted Development) (England) Order 2015. Any changes that have already been made by the team appear in the content and are referenced with annotations. ?

▼ View outstanding changes

[^{F1} Class BC – temporary recreational campsites

F1 Sch. 2 Pt. 4 Class BC inserted (26.7.2023) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2023 \(S.I. 2023/747\)](#), arts. 1(1), **3(3)**

Permitted development

BC. Development consisting of—

- (a) the use of any land as a recreational campsite for not more than 60 days in total in any calendar year; and
- (b) the provision on such land of—
 - (i) not more than 50 pitches; and
 - (ii) any moveable structure reasonably necessary for the purposes of the permitted use.

Development not permitted**BC.1** Development is not permitted by Class BC—

- (a) on a site of a scheduled monument;
- (b) in a safety hazard area;
- (c) in a military explosives storage area;
- (d) on a site of special scientific interest;
- (e) on a site of a listed building;
- (f) for the siting of any caravan except a caravan which is used as a motor vehicle designed or adapted for human habitation.

Conditions**BC.2** Development is permitted by Class BC subject to the following conditions—

- (a) the developer must make on-site provision for users of the campsite of toilet and waste disposal facilities;
- (b) the developer must notify the local planning authority in writing before commencement of development in each calendar year, providing a copy of the site plan, which must include particulars of—
 - (i) toilet and waste disposal facilities; and
 - (ii) the dates on which the site will be in use;
- (c) the local planning authority (if not the same body as the fire and rescue authority in an area) must as soon as practicable provide to the relevant fire and rescue authority the notice described in paragraph BC.2(b); and
- (d) where the proposed development is on land within Flood Zone 2 or Flood Zone 3, the permitted development is subject to prior approval by the local planning authority before commencement of development in each calendar year.

Procedure for applications for prior approval under Class BC

BC.3—(1) The following provisions apply where under Class BC a developer is required to apply to the local planning authority for prior approval.

(2) The application must be accompanied by—

- (a) a site-specific flood risk assessment, including provision for warning and evacuation; and
- (b) any fee required to be paid.

(3) On receipt of the application, the local planning authority must notify and consult the Environment Agency specifying the date by which they must respond (being not less than 21 days from the date the notice is given).

(4) The local planning authority must, when determining the application—

- (a) take into account the response by the Environment Agency; and
- (b) have regard to the National Planning Policy Framework issued by the Department for Levelling Up, Housing and Communities in July 2021 so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

(5) The development must not begin before either—

- (a) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

(b) the expiry of 56 days following the date on which the application was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

(6) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval. **】**

[◀ Previous: Crossheading](#)

[Next: Crossheading ▶](#)

[▲ Back to top](#)

North Warwickshire & Hinckley and Bosworth Destination
Management Plan 2017 - 2022

North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022



prepared for

North Warwickshire Borough Council
Hinckley & Bosworth Borough Council

September 2017



ACK Tourism

Email: ack.tourism@btinternet.com



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1.2 The Basis of the DMP	1
2. Context & Background	2
2.1 The Economic Importance of Tourism to the Two Boroughs	2
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1. Individuals, Organisations & Businesses Consulted
2. Tourism Economic Impact Figures 2015
3. Organisational Structures, Policies, Strategies, Plans & Projects Review
4. National Tourism Market Trends & Forecasts
5. Survey of Small Accommodation Businesses
6. Visitor Market Analysis
7. Conference Venue Supply
8. Destination Marketing Review
9. Rural Tourist Accommodation Development Trends in the UK
10. Public Sector Funding of Hotel Projects

1. Introduction

1.1 The Purpose of the Destination Management Plan

The North Warwickshire and Hinckley & Bosworth Destination Management Plan (DMP) seeks to provide a framework to guide the future development and growth of tourism across the two boroughs of North Warwickshire and Hinckley & Bosworth over the next 5 years (2017-2022).

The purpose of the DMP is to:

- Set the strategic direction for a range of stakeholders involved in destination management, marketing and development across the two local authority areas;
- Provide a robust base of evidence on which to base future decisions;
- Reduce duplication and make better use of available funding and staff resources;
- Inform private sector investment decisions in terms of the expansion and development of existing tourism businesses and the establishment of new ones to capitalise on market growth opportunities and plug gaps in current provision;
- Inform public sector interventions to support tourism growth;
- Create an effective delivery structure that will harness and maintain stakeholder commitment;
- Guide the assessment of tourism applications that come forward for funding under the 'England's Rural Heart' LEADER Programme that covers the two council areas.

1.2 The Basis of the DMP

The DMP is based on a comprehensive programme of research and consultations conducted by consultants ACK Tourism between January and April 2017, including:

- An audit of the current visitor product of the two boroughs, how it has been changing, and how it is set to change in the future in terms of pipeline attraction, accommodation and other tourism product development proposals;
- Reviews of all relevant strategy and policy documents and available research;
- An assessment of potential sources of funding for tourism projects;
- An assessment of current destination marketing materials and activity covering the two boroughs;
- A review of relevant national tourism market trends and forecasts;
- Consultations with all relevant public sector stakeholders and partner organisations;
- A telephone survey of small accommodation businesses in the two boroughs;
- In depth discussions with the managers of key visitor attractions, hotels, other large accommodation businesses and event organisers;
- The preparation of estimates of the economic impact of tourism in the two boroughs, using the Cambridge Model.
- A number of brainstorming workshops with stakeholders and tourism businesses.

A full list of individuals, organisations and businesses consulted as part of the process of producing the DMP is given at Appendix 1.

2. Context & Background

2.1 The Economic Importance of Tourism to the Two Boroughs

The Research Solution was commissioned by ACK Tourism to produce estimates of the economic contribution of tourism in North Warwickshire and Hinckley & Bosworth, using the Cambridge Model¹. The detailed outputs from the model for the two boroughs are provided at Appendix 1. They show that tourism makes a significant contribution to the economies of North Warwickshire and Hinckley & Bosworth and supports considerable employment in the two boroughs.

In 2015, almost 4 million people visited the two boroughs and spent just under £200m in the local economy. An estimated 3.5 million people came to North Warwickshire and Hinckley & Bosworth for the day - around 89% of all visitors. The two boroughs played host to just over 430,000 domestic and overseas staying visitors, who spent nearly 1.3 million nights and over £90m in North Warwickshire and Hinckley & Bosworth in 2015. While staying visitors are less significant in volume terms, in value terms they spent almost as much as day visitors.

Hinckley & Bosworth and North Warwickshire Tourism Volume and Value 2015			
	Hinckley & Bosworth	North Warwickshire	Total
Visits ('000s)			
Staying	234	197	431
Day	2273	1266	3539
Total	2507	1463	3970
Visitor days ('000s)			
Staying	735	529	1264
Day	2272	1266	3538
Total	3007	1795	4802
Spend (£m)			
Staying	50.5	40.6	91.1
Day	66.9	41.7	108.6
Total	117.4	82.3	199.7

Source: Economic Impact of Tourism – North Warwickshire 2015
Economic Impact of Tourism – Hinckley & Bosworth
The Research Solution

If other spending and indirect and induced business turnover are added to the direct visitor spend estimates, the total value of tourism to the economies of North Warwickshire and Hinckley & Bosworth was just over £267m in 2015. In terms of employment, tourism supported just over 5,300 actual jobs in the two boroughs in 2015, and almost 4,000 FTE jobs.

¹ The Cambridge Model is an alternative tourism economic impact model to the STEAM model. It uses a different methodology to STEAM. The results from the two models are thus not directly comparable.

Hinckley & Bosworth and North Warwickshire Tourism Economic Impact 2015			
	Hinckley & Bosworth	North Warwickshire	Total
Direct Expenditure			
Visitor expenditure	£117.4m	£82.3m	£199.7m
Other spend (Second homes / spend by host friends/relatives)	£15.6m	£9.3m	£24.9m
Total	£133.0m	£91.6m	£224.6m
Tourism business turnover			
Direct Turnover derived from trip expenditure ¹	£124.8m	£86.7m	£211.5m
Indirect and induced turnover ²	£38.3m	£17.3m	£55.6m
Total Local Business turnover	£163.1m	£104.0m	£267.1m
Employment			
FTEs - direct ³	1731	1210	2941
FTEs – total ⁴	2441	1498	3939
Actual jobs – direct ⁵	2465	1739	4204
Actual jobs – total ⁴	3274	2067	5341

Source: Economic Impact of Tourism – North Warwickshire 2015

Economic Impact of Tourism – Hinckley & Bosworth

The Research Solution

Notes:

1. Business turnover broadly reflects direct expenditure but the model assumes that some expenditure relating to travel is accrued at origin of the trip (rather than destination) – hence the slightly lower figure
2. Spend by tourism businesses on the purchase of supplies and services locally (indirect turnover), and spending by employees of tourism businesses (induced turnover).
3. Full time job equivalents (FTEs) supported directly by tourism businesses
4. FTEs / Actual jobs supported by direct, indirect, and induced business turnover.

Actual jobs include part time and seasonal workers

2.2 Organisational Structures, Policies, Strategies and Major Projects

Appendix 2 sets out a review of the current organisational structures, policies, strategies, plans and major projects that are of relevance to the Destination Management Plan (DMP) and the future opportunities and priorities for tourism growth in North Warwickshire and Hinckley & Bosworth. Key points from this review are as follows:

- Key drivers of future growth in tourism in the two boroughs will be:
 - The regeneration of Hinckley Town Centre – The Crescent development and new leisure centre are attracting significantly more people from the surrounding towns, villages and rural areas to come into Hinckley for shopping, meals out, evening entertainment and leisure activities.
 - The plans for the expansion and development of Twycross Zoo will double the number of visitors to the zoo and provide opportunities to attract families to stay in the area for short breaks.
 - The development of MIRA Technology Park is set to provide a significant boost to business demand for hotel accommodation, and could provide a boost to residential conference business for the larger hotels in the area.
 - Population growth will result in growth in day visitor, visiting friends and relatives and wedding and family occasion demand.
- The Borough Councils, County Councils and LEPs all recognise the importance of tourism to the local economy, but have very limited budgets and staff resources to dedicate to capitalising on the opportunities to accelerate tourism growth. The focus currently is on the development and delivery of the Destination Management Plan and the implementation of the England's Rural Heart LEADER Programme and EAFRD programmes in the two LEP areas. Resources to implement the DMP are very limited (a consultant working 2 days a week for a year, with a minimal budget), and longer-term funding and staff resource has as yet not been identified or secured.
- The approaches to destination marketing and tourism co-ordination are different in each borough, but weakly resourced in both. Hinckley & Bosworth Borough Council produces a biannual printed visitor guide and has a service level agreement in place with Leicestershire Promotions for an enhanced Hinckley & Bosworth presence on the Go Leicestershire website. North Warwickshire Borough Council does not undertake or fund any destination marketing activity. This is left to Northern Warwickshire Tourism. In destination marketing terms, Hinckley & Bosworth is positioned as part of Leicestershire, while North Warwickshire is positioned alongside Nuneaton & Bedworth as part of Northern Warwickshire.
- North Warwickshire Borough Council tourism-related interventions have historically been project-driven, as funding has been secured. Many projects have not been sustained once the funding has come to an end.
- The two Borough Councils are working in a Cross Border Partnership with Nuneaton & Bedworth Borough Council in relation to economic development, focused particularly on the MIRA Technology Park.

- The policy focus of the two County Councils is largely on supporting market town regeneration and the development of the rural economy. Leicestershire County Council's role and resources for tourism are currently under review. Leicestershire Promotions will continue as a commercially funded destination marketing organisation.
- There are a number of energetic volunteer-run tourism business, retailer and heritage groups in the two boroughs (Northern Warwickshire Tourism, Love Coleshill, Atherstone Town Partnership, Polesworth Tourism Subgroup, NW Heritage Forum, Market Bosworth Tourism Subgroup, Hinckley & District Past and Present, Hinckley Past & Present, and Friends of Atherstone Heritage), most of which have limited manpower capacity to develop their activities, and are looking for some sort of dedicated staff resource to help them move forward and attract more members. The main exception is Hinckley BID, which is well supported, funded and resourced through the BID levy, and doing a good job in terms of promoting Hinckley as a place to come for shopping, eating out, leisure, and evening entertainment, and organising a good year-round programme of events.
- While there are a number of tourism strategies, action plans and studies in place (Hinckley & Bosworth Tourism Blueprint; Polesworth and Atherstone Visitor Audits and Action Plans; Tourism Development in Coleshill study; Two Battles, One Place Feasibility Study), budgets and staff resources to implement them have been limited and only slow or no progress has been made on taking them forward and acting on recommendations. The exception is the Bosworth 1485 Legacy project, which is moving forward through Arts Council funding.

This analysis suggests the following requirements going forward:

- A need for increased and sustained budgets and dedicated staff resource to implement the DMP;
- A need for a dedicated staff resource to help build the capacity of the various volunteer run tourism business, retailer and heritage groups;
- A focus on acting on the recommendations of the tourism studies and plans that have been completed;
- A focus on sustainable activity, rather than projects that can be funded in the short-term but not sustained on an ongoing basis;
- Scope to look at broadening the Cross Border Partnership to put in place a shared staff resource to support tourism growth in each of the partner boroughs.

3. National Tourism Market Trends and Forecasts

Appendix 3 provides a detailed analysis of current tourism market trends and forecasts in the UK. The key implications of these trends for North Warwickshire and Hinckley & Bosworth are as follows:

- Key growth markets for the two boroughs are likely to be the VFR market, visits to attractions and short breaks.
- The changes in the ways that people are researching, planning and booking short breaks and days out point to a different role for destination guides and websites in the future, with a greater emphasis on in-destination visitor information and orientation to encourage exploration.

4. Visitor Product, Demand and Markets

The following sections provide an assessment of the current visitor product of North Warwickshire and Hinckley & Bosworth in terms of the places; attractions; accommodation provision; conference, corporate activity and wedding venues; and events and festivals that make up the visitor offer of the two boroughs, and the levels of demand and markets for them. Appendix 6 provides an analysis of the visitor markets for the two boroughs.

4.1 Places

Hinckley & Bosworth

Bosworth (the rural part of Hinckley & Bosworth Borough) has a strong visitor product that offers plenty of opportunities for a day out and to attract people for weekend breaks. People are likely to have heard of, and have positive associations with Bosworth, even if they do not necessarily know where it is and what it has to offer as a place to visit. Market Bosworth is an attractive town with a good range of gift shops, boutiques, cafes, pubs and restaurants, heritage buildings, and markets. The floral displays in the summer are a key draw. Bosworth Battlefield Heritage Centre and Country Park is a key attraction, with the Richard III story attracting national and international interest. Twycross Zoo is a major attraction that acts as a full day out in itself. The area also has a good range of smaller visitor attractions - the Battlefield Line, Bosworth Country Park, Bosworth Water Park, Whitemoors Antiques Centre, Woodlands Garden Centre, Station Glass, Oak Farm Park, and Tropical Birdland. The Bosworth countryside is attractive and offers excellent opportunities for walking and cycling. The Ashby Canal is a key feature of the landscape, with visitor facilities focused at Sutton Cheney Wharf, Stoke Golding and Bosworth Marina, where there are significant leisure moorings for canal boats. There are a number of other attractive villages (Dadlington, Sutton Cheney and Stoke Golding), with village pubs and churches. The Bosworth area has a base of visitor accommodation and a programme of events and festivals. All of these elements combine to make Bosworth a compelling place to visit for the day or a short break.

Hinckley attracts people from surrounding towns, villages and rural areas for shopping, eating out, evening entertainment and leisure. The numbers of people coming into the town for these purposes have increased substantially since the opening of The Crescent and the new Hinckley Leisure Centre in 2016. Hinckley BID is doing a good job at promoting the town and puts on a year-round programme of events to attract people. Hinckley & District Museum attracts people that are interested in their local history. Hinckley Marina offers significant leisure moorings and attracts canal boaters stopping off for grocery shopping, and perhaps venturing into Hinckley for a meal or evening out. The soon to be opened Triumph Motorcycles Visitor Centre on the edge of town will draw visitors from further afield including international visitors.

North Warwickshire

Atherstone offers opportunities for shopping, eating out, local heritage interest and events, which primarily draw local people to the town. Canal boaters on the Coventry Canal moor up at Atherstone to stock up on provisions and perhaps for a meal out. The town has the potential to be a stronger visitor destination, given the attractive historic fabric and 'feel' of the town, but is currently lacking in terms of its retail and catering offer, and things to do and see in the town. The masterplan currently being prepared for Atherstone Town Centre will seek to address these issues, and could transform the town as a place to visit. The Atherstone Visitor Audit produced in 2016 identifies a number requirements for improving the interpretation of Atherstone's heritage and more proactive promotion of the town's retail offer and events. St Mary's Church is now talking about opening more frequently for visitors and installing some heritage displays, and Atherstone Heritage Centre is in the process of relocating to a retail unit on Long Street. A partnership of retailers and event organisers has been established to improve the promotion of the town.

Polesworth Abbey is the main visitor draw in **Polesworth**. It attracts mainly local visitors, together with some special interest visitors. Polesworth Poets Trail is of visitor interest but requires revitalisation and better promotion. Pooley Country Park is another visitor draw, primarily attracting local people for recreational activities. Passing canal boaters moor up at Polesworth to come into the village. The Polesworth Visitor Audit produced in 2016 identified a series of actions for improving the interpretation and promotion of the village. A Tourism Subgroup has been established to progress these actions, focusing initially on interpretation, signage, and car parking, alongside reinvigorating the Poets Trail, possibly through a LEADER funding application. Polesworth Abbey is looking at ways of attracting canal boaters and towpath walkers to visit the Abbey.

Coleshill attracts local people to come into the town for shopping, meals out, markets, events and local heritage interest. Love Coleshill is a consortium of local traders that promotes the town. A tourism study for Coleshill completed in 2013 recommended a series of actions in terms of improved promotion of the town, building the membership and capacity of Love Coleshill, and the development of events in the town, which have not so far been progressed.

Rural North Warwickshire offers attractive countryside for walking and cycling; a number of country parks and small attractions; a good choice of village pubs; historic churches; and various sites providing opportunities for outdoor activities such as golf and fishing. The Coventry Canal is a key landscape feature, offering opportunities for canal boating, angling, canoeing and towpath walking and cycling. Hartshill Wharf has the potential to become a focal point of visitor interest and activity on the canal. The Canal & River Trust is interested in looking at the potential to develop the site. Mancetter is a potential visitor focus, given its Roman history and reputed location of Boudica's last battle. The Two Battles, Once Place feasibility study completed in 2016 suggested a number of options for interpreting these stories at Mancetter. A Roman heritage exhibition in St Peter's Church looks the most likely of these to proceed at present. Merevale Abbey is another potential focus of visitor interest, given its role as the place where Henry Tudor and his army camped on the night before the Battle of Bosworth. The Two Battles, One Place feasibility study also suggested a number of options for interpreting this story at Merevale. The lack of interest from Merevale Estate remains a barrier to progress here however.

4.2 Attractions

Twycross Zoo stands out as the most significant visitor attraction in the two boroughs. It attracts over 500,000 visitors per year. A 20-year investment strategy for the zoo was unveiled in 2015, which aims to increase visitor numbers to a million. Family day visitors from the local area and surrounding region are the zoo's core market. The zoo is a full day out: its visitors are unlikely to have time to explore the surrounding area, although might possibly stop off for an evening meal before heading home. Secondary visitor markets for the zoo are group visits, school groups, weddings and conferences. The zoo also motivates some family break business for the area's hotels and accommodation businesses, in particular Sketchley Grange and Jury's Inn Hinckley Island that attract Twycross Zoo-focused family break stays through Leicestershire Promotions' 'Stay, Play, Explore' Family Fun Short Breaks programme. The zoo also provides a number of accommodation businesses with discounted tickets that they can use to attract family break business.

The area's other major attraction is **Kingsbury Water Park**. It attracts over 360,000 day visitors per year, primarily families from the local area and surrounding towns and cities (Birmingham, Sutton Coldfield, Solihull, Coventry and Tamworth). It is also a popular place for anglers.

Bosworth Battlefield Heritage Centre and Country Park is another key attraction. It attracts local and regional day visitors, primarily older people, and families during school holidays. Secondary markets are group visits and school groups. The site's connections to Richard III motivate some national and international tourist stays. Visits to the heritage centre increased to 45,000 between 2013 and 2015, as a result of the discovery and reburial of the skeleton of Richard III, but dropped back to 37,500 in 2016. The country park attracts around 85,000 visitors per year. Leicestershire County Council is looking at plans to develop the site over the next 3-5 years, possibly including the interpretation of its Medieval and Roman heritage.

The two boroughs have a number of **smaller attractions** including smaller country parks (Hartshill Hayes, Pooley and Bosworth); farm parks; Tropical Birdland at Desford; Bosworth Water Park; the Battlefield Line steam railway in Bosworth; retail attractions (Whitemoor Antiques Centre, Hoar Park Shopping & Craft Village); garden centres, including two with additional visitor attractions - Plantasia and Maze World at Atherstone Dobbies Garden Centre and Planters Sky Trail Adventure; historic properties (Middleton Hall and Polesworth Abbey); and countryside sites (e.g. Thornton and Shustoke Reservoirs). They primarily attract local people for part-day visits, perhaps as part of a full day out incorporating other activities. Some (e.g. Polesworth Abbey and the Battlefield Line) attract special interest visitors. School visits are a further market for some. A number of attractions are looking at making improvements to their visitor offer, including some that are in the process of making applications for LEADER funding.

Hinckley & District Museum and Atherstone Heritage Centre each attract around 3,000 visitors per year to Hinckley and Atherstone, primarily local people, that are interested in local heritage. Hinckley & District Museum is planning an extension, which will house Hinckley & Bosworth Borough Council's Hansom Cab. Atherstone Heritage Centre is in the process of relocating to a retail unit on Long Street, which offers a more prominent location and space for expansion.

In terms of planned **new attractions**, Triumph is opening a new visitor centre and factory tour experience in 2017 at its factory in Hinckley.

Beyond the two boroughs there are a number of **major visitor attractions in surrounding areas**. The most notable is Drayton Manor Theme Park and Thomas Land. It generates family break business for some hotels and accommodation businesses in the two boroughs. This business has however reduced since the Drayton Manor Hotel opened at the theme park in 2011. Other major attractions in the surrounding areas that drive some family break stays for accommodation businesses in the two boroughs are the Snowdome in Tamworth, Conkers in The National Forest, and the National Space Centre in Leicester. The National Arboretum at Alrewas in Staffordshire also motivates some leisure break stays in the two boroughs.

Plans are currently being progressed for a £20m adventure attraction at the NEC, dubbed 'Project Thor'. The plans include a skydiving experience, high ropes course and a range of other indoor and outdoor activities. It will have the capacity for up to 2,000 visitors per day, and could provide a new driver for leisure break stays in North Warwickshire.

4.3 Accommodation

Current Accommodation Supply

There are currently 102 commercial visitor accommodation businesses in North Warwickshire and Hinckley & Bosworth, with just over 2,600 bedrooms, units and pitches, and around 5,750 bedspaces, providing a total annual capacity for just over 2 million overnight stays in the two boroughs.

**North Warwickshire and Hinckley & Bosworth
Current Visitor Accommodation Supply – April 2017**

Type of Accommodation	North Warwickshire		Hinckley & Bosworth	
	Estabs	Rooms/Units/ Pitches	Estabs	Rooms/Units/ Pitches
Hotel	9	831	10	927
Inn	3	34	5	22
Guest House/B&B	18	103	17	77
Restaurant with Rooms	1	10	1	3
Wedding venue with accommodation			1	6
Self-catering	12	27	11	38
Caravan & camping	6	346	5	152
Glamping	1	3	2	11
Total	50	1354	52	1258

The two boroughs have very similar accommodation supplies. Hotels dominate in both cases. Each borough has a number of 4 star hotels with extensive conference and leisure facilities. This includes two of England's leading golf hotels (The Belfry and Marriott Forest of Arden); Jurys Inn Hinckley Island (one of the largest provincial hotels in England outside of a major city); Sketchley Grange Hotel at Hinckley, Lea Marston Hotel and Bosworth Hall Hotel at Market Bosworth.

The next most significant type of accommodation in terms of total capacity is touring caravan and camping sites. There are two large caravan sites in North Warwickshire – Marston Caravan Park and the Kingsbury Waterpark Camping and Caravanning Club site. Bosworth has 5 small and medium-sized touring caravan and camping sites.

Both boroughs have a reasonable stock of B&Bs and guest houses, but relatively few inns. They each have several self-catering businesses, including a number of barn conversion self-catering complexes with multiple units; the purpose-built chalets and lodges at The Gatehouse at Market Bosworth; the new Goose Meadow Holiday Park at Barton-in-the-Beans, which is currently marketing 6 timber lodges for holiday ownership; and the Ashby Boat Company canal boat holiday hire operation at Stoke Golding. There are two glamping operations in Bosworth, including the award-winning Dandelion Hideaway, and one glamping site in North Warwickshire.

In addition to these forms of commercial accommodation, Trinity Marina in Hinckley provides leisure moorings for 140 privately owned canal boats and Bosworth Marina has space for 150 private canal boats.

Recent Investment

Recent investments in the accommodation stock of the two boroughs have been as follows:

- Jurys Inn Hinckley Island has undergone a £15m refurbishment over the last 2 years;
- Sketchley Grange Hotel added 7 new bedrooms and refurbished its existing bedroom stock, leisure club and bar area in 2016;
- The Hinckley Premier Inn added 18 bedrooms in 2015 and a further 19 bedrooms in 2016;
- Bosworth Marina opened in 2013;
- A number of self-catering businesses have added new letting units;
- Some guest houses have added bedrooms;
- Old Ivy House B&B opened in Congerstone in 2013.
- The Mythe Barn wedding venue has added 8 luxury B&B bedrooms for wedding guests (Mythe Farm B&B).

Accommodation Development Proposals

Significant visitor accommodation development proposals in Hinckley & Bosworth are as follows:

- A hotel is included in the consented outline scheme for MIRA Technology Park;
- Permission was granted in 2014 for a development of 12 holiday lodges around a lake at Carlton House Farm at Market Bosworth;
- Permission was granted in February 2016 for the development of Etties Field at Westlands Farm at Ratcliffe Culey for a luxury caravan site with 29 pitches, to include airstream caravans and gypsy caravans;
- Mallory Meadows at Kirkby Mallory is due to start letting 4 cedar lodges from the summer of 2017.

There are additionally a number of proposals and LEADER funding applications coming forward in the two boroughs for smaller-scale accommodation developments in terms of the expansion and refurbishment of B&Bs, self-catering barn conversions, log cabins and glamping operations.

Current Accommodation Demand

Average annual room occupancies for hotels in North Warwickshire and Hinckley & Bosworth ranged between 60% and 75% in 2016. Midweek occupancies are generally strong, with hotels consistently filling and turning business away on Tuesday and Wednesday nights. Monday occupancies are also strong. Thursday demand is lower and more variable, and dependant on residential conference trade for some hotels. Saturday occupancies are high between April and October, when hotels are often full and turn business away on Saturday nights. Saturday occupancies are not as strong in the winter however. Friday, and in particular Sunday occupancies are very low. Demand can be stronger on Friday nights in the summer. Sunday demand is weak all year round.

Appendix 5 provides the results of the CATI² survey of small accommodation businesses. This was supplemented by in-depth interviews with other B&B owners and self-catering operators. Occupancy levels for B&Bs and guest houses in the two boroughs are reasonably good, broadly in line with England averages, although vary according to the business objectives and personal circumstances of owners. Occupancy patterns are similar to hotels. Demand is strong during the week, and there are frequent midweek shortages of B&B and guest house accommodation, especially during the summer. Saturday demand is high: B&Bs and guest houses consistently fill and turn business away on Saturday nights for much of the year. Friday and Sunday occupancies are lower.

Occupancies are strong for self-catering businesses. There are frequent shortages of self-catering accommodation for much of the year, particularly during the week, but also at weekends.

Weekend demand for touring caravan and camping and glamping sites is very strong between April and September; most sites are usually full and turn business away at weekends in the summer. Midweek occupancies are lower.

Demand for leisure moorings for canal boats is high, with moorings at both Trinity Marina at Hinckley and Bosworth Marina virtually fully occupied.

² Computer Assisted Telephone Interviews

Accommodation Markets

The markets for commercial accommodation businesses can be split into non-discretionary markets (which come for a specific purpose and have little or no discretion on destination choice), and discretionary (or footloose) markets (which have complete freedom on destination choice).

Non-Discretionary Markets

Non-discretionary markets for accommodation businesses in North Warwickshire and Hinckley & Bosworth are as follows:

- **Business customers** visiting local companies are the key midweek market for hotels, inns, guest houses, B&Bs, and some self-catering businesses. This market is set to grow strongly as MIRA Technology Park develops.
- **Contractors** working on construction, infrastructure and other development projects are a key midweek market for budget hotels, lower grade hotels, pub accommodation businesses, guest houses, B&Bs and some self-catering businesses and caravan sites.
- Hotels, guest houses, B&Bs and self-catering businesses attract some demand from **exhibitors** exhibiting at trade shows, conferences and consumer shows at the NEC and Ricoh Arena.
- **People attending weddings** and other family occasions are the main weekend market for hotels, inns, guest houses and B&Bs. Demand should grow as the local population increases.
- **People visiting friends and relatives** are a further weekend market for hotels, inns, guest houses and B&Bs. This is a non-discretionary market in terms of the choice of destination, but semi discretionary in terms of the timing and frequency of visits, and to some extent also in terms of visitor activity during the stay e.g. with regard to visiting attractions or meals out.

Discretionary Markets

Discretionary markets are as follows:

- Twycross Zoo, and to a lesser extent Drayton Manor Theme Park, Leicester's National Space Centre, and Tamworth's SnowDome, motivate some **family breaks** business for hotels, self-catering businesses and caravan and camping sites. Jurys Inn Hinckley Island and Sketchley Grange drive this business through Leicestershire Promotions' 'Stay, Play, Explore' programme. Twycross Zoo provides discounted tickets to a number of local accommodation businesses to help them in attracting family break stays. Some hotels promote family break packages through deal sites such as Groupon and Travelzoo. There is scope for hotels and attractions to work more closely together to develop this market. The development of the 'Project Thor' adventure attraction at the NEC could provide a new opportunity for hotels and accommodation businesses in the two boroughs to attract family break stays.

- Rural B&Bs, high quality inns, self-catering businesses and glamping sites attract strong weekend demand from people living in surrounding towns and cities that want **weekend escapes** to the countryside for a relaxing break. Some high quality rural accommodation businesses attract weekenders from London and the South East.
- The main 4 star hotels with spas (The Belfry, Marriott Forest of Arden, Sketchley Grange, Jurys Inn Hinckley Island, and Lea Marston Hotel) attract demand for **spa breaks**.
- The Belfry and Marriott Forest of Arden attract **golf break stays**. There is opportunity to develop **sports tourism** linked to events within and neighbouring the area.
- **Events** in and around the two boroughs generate some overnight stays. These include major events at the NEC (Crufts, Spring Fair) and Ricoh Arena (concerts, sports events, consumer shows); special interest events (e.g. The Women's Tour cycle race departing from Atherstone, Bosworth Battle Re-enactments, events at the Battlefield Line that attract steam railway enthusiasts and the Blowout bagpipe festival at Polesworth); motor racing at Mallory Park; football competitions; fishing matches; and golf tournaments. The market is primarily influenced by the marketing undertaken for these events.
- Bosworth Battlefield motivates overnight stays by people that are interested in **Richard III**. This includes both national and international visitors, in particular US tourists. This market increased between 2013 and 2015, with the discovery and reburial of the skeleton of Richard III, but reduced in 2016.
- **Family and friend get togethers** and celebration weekends are a key market for self-catering complexes and glamping sites that have the capacity to cater for large groups. This market includes milestone birthday and anniversary celebrations, family and friend get togethers and reunions, and hen parties and 'girlie' weekends. North Warwickshire and Hinckley & Bosworth have good potential in this market due to their central location and ease of access, presenting opportunities for the development of accommodation businesses that can cater for group bookings. Demand is primarily driven through a number of specialist group accommodation and house party venue websites.
- **Coach group breaks** are the core market for Bosworth Hall Hotel. A number of national coach holiday operators use the hotel as base for excursions to the Peak District, Stratford-upon-Avon, the Cotswolds, Rutland and Cambridge. Other hotels take some weekend coach break business and coach tour stopovers to help boost weekend occupancies. This is low rated business for hotels. Demand is growing as the UK population ages.
- Caravan and camping sites attract strong, regular weekend demand from **local caravanners** living in surrounding towns and cities that want to come away for the weekend in their caravans but do not want to tow them too far. They also attract some business from **touring caravanners** stopping off for a night or two en-route to other destinations. This market typically searches for caravan and camping sites through specialist caravan and camping websites and guidebooks - it makes relatively little use of destination websites and guides but there may be an opportunity to influence visitor activity in-destination. Demand is seasonal but the season is gradually extending. These markets offer good growth potential given the forecast growth in UK domestic tourism and growth in touring caravan and motorhome ownership. Demand for camping is also growing.

- **Residential conferences** are the core midweek market for Jurys Inn Hinckley Island, and likely to be a key midweek market for The Belfry, Sketchley Grange and Marriott Forest of Arden, given the central location and extensive conference and meeting facilities of these hotels. This is a minor market for some of the other hotels in the two boroughs.
- Some hotels and conference and event venues with accommodation attract overnight stays for **corporate team building events**.
- Another discretionary market is **canal boaters** and canal holiday boat hirers using the Ashby and Coventry Canals for a short break or as part of a longer canal boat holiday. This market will stop off at various points along the canals to stock up on provisions, eat out, visit an attraction or explore a town or village. Canal boat holidays and short breaks are primarily purchased through canal boat holiday companies or directly from holiday hire boat operators.
- A minor market for some accommodation businesses is **people tracing their roots**. This can include overseas visitors.

4.4 Conference, Corporate Activity and Wedding Venues

North Warwickshire and Hinckley & Bosworth have a total of 21 conference venues with capacities for conferences of up to 20-650 delegates (listed at Appendix 7). The majority are hotels. The Belfry, Marriott Forest of Arden, Jurys Inn Hinckley Island, Bosworth Hall Hotel and Sketchley Grange Hotel all have extensive conference facilities. Residential conferences are a key midweek market for some of these hotels. They also attract day conferences and meetings. The two boroughs also have a number of non-residential conference and business centres, most notably the Heart of England Conference and Events Centre at Fillongley. Twycross Zoo and a number of golf clubs also have conference facilities.

There are four corporate activity centres in North Warwickshire and Hinckley & Bosworth – Garlands Leisure at Sheepy Magna, Fradley Croft Corporate Events at Middleton, the Heart of England Conference and Events Centre, and Packington Estate.

Most of the 3 and 4 star hotels in the two boroughs cater for weddings. There are also two popular wedding barns – Mythe Barn at Sheepy Magna and Shustoke Farm Barns. Twycross Zoo and Middleton Hall also cater for weddings.

4.5 Events and Festivals

Major events in the two boroughs that attract local and regional audiences include the Bosworth Battle Re-enactment/ Bosworth Medieval Festival, Market Bosworth Festival, Market Bosworth Country Show, Shackerstone Family Festival, and motor racing at Mallory Park. The Women's Tour cycle race departure from Atherstone also attracts national, and perhaps even international visitors.

Most of the attractions in the two boroughs have programmes of events throughout the year. They mainly attract a local audience. Some events at attractions e.g. the Blowout bagpipe festival at Polesworth Abbey and steam train events on the Battlefield Line, attract special interest visitors, including some that stay overnight.

Hinckley BID puts on a regular programme of events in Hinckley town centre. Events and markets are also held in Atherstone, Coleshill and Market Bosworth. These primarily attract very local audiences. Some, e.g. Hinckley Classic Motorshow and Atherstone Motorshow, attract people from further afield.

5. Visitor Information and Destination Marketing Review

Appendix 5 provides a review of currently available visitor information publications and websites, destination marketing activity and coverage in third party tourist guides and websites for North Warwickshire and Hinckley & Bosworth. The key findings of this review are as follows:

- Hinckley & Bosworth is currently positioned as part of Leicestershire. North Warwickshire is positioned as part of Northern Warwickshire, alongside Nuneaton & Bedworth.
- Visitor information provision and destination marketing activity is focused on printed visitor guides and websites for Hinckley & Bosworth (a microsite on the Go Leicestershire website and a printed visitor guide) and Northern Warwickshire (produced and managed by Northern Warwickshire Tourism), with some social media activity undertaken by Northern Warwickshire Tourism. Hinckley & Bosworth Borough Council and Northern Warwickshire Tourism have no budget or staff resources to undertake other destination marketing activity in terms of advertising, PR, search engine optimisation, e-marketing, or work with third party tourist publications and online search and booking sites. North Warwickshire Borough Council has no budget or staff resource to support visitor information provision or destination marketing on an ongoing basis, but has been successful in the past in securing external funding for one-off publications.
- The Hinckley & Bosworth microsite on Go Leicestershire is attracting good traffic.
- There is anecdotal evidence from accommodation businesses of demand from their guests for information on what they can see and do in the area.
- The printed guides do not appear to be widely available to pick up at attractions, hotels and caravan parks in the two boroughs: they were not displayed at many of the tourism businesses that ACK Tourism visited during the field work for the DMP. NWT has no budget for paid distribution and display of the Visit Northern Warwickshire guide: it is distributed solely through NWT members.
- Hinckley BID actively promotes the shops, places to eat and drink, entertainment venues and events in Hinckley Town Centre through printed guides and leaflets, the BID website, and touchscreen information kiosks in the town centre.
- Town leaflets and heritage trails are available for Market Bosworth and Atherstone, but are variable in terms of their content, usefulness to uninformed visitors, currency, and distribution and promotion.
- The Love Coleshill website provides information on shops, services and places to eat and drink in Coleshill, but is not particularly focused on attracting visitors to the town, or curated in a way that would be useful for uninformed visitors to Coleshill.
- There are a number of websites and publications for specific aspects of the visitor offer of the two boroughs (heritage, churches, cycle routes, walks). These are also variable in terms of their content, usefulness to visitors, currency, and distribution and promotion.

On the whole current visitor information provision and destination marketing is working as effectively as it can, given the limited budgets and staff resources that are available.

6. Other Issues

6.1. Staff Recruitment

Hospitality and catering businesses in North Warwickshire and Hinckley & Bosworth are likely to be facing problems in recruiting staff due to a number of factors:

- The high levels of employment in the area, with most sectors paying higher wages than the hospitality and catering sector;
- The lack of potential recruits with the interpersonal skills that the hospitality industry requires;
- A general lack of interest in working in hotels and restaurants.

Hotels often rely on migrant workers, often from the EU. Brexit poses a potential threat to this source of labour for the sector.

These issues are not specific to North Warwickshire and Hinckley & Bosworth, and it is difficult to see what action local authorities can usefully take. Work to raise awareness in local secondary schools about the career opportunities in the hospitality and catering sector, in partnership with local hotels and tourism businesses, is the most obvious way in which councils might intervene. Supporting wider initiatives to promote hospitality and tourism careers and improve college provision for the sector, perhaps promoted by the LEPs could be another option.

6.2. Tourism Business Networking

Northern Warwickshire Tourism provides networking opportunities for tourism businesses in North Warwickshire. While not all tourism businesses are engaged with NWT, those that are value the networking role that it plays.

The Hinckley & Bosworth Tourism Partnership provides a mechanism for communication and co-ordination on tourism matters in Hinckley & Bosworth. Very few tourism businesses are actively engaged with the Partnership however.

6.3. Wider Partnership Working

In terms of wider partnership working on tourism, Hinckley & Bosworth sits very much as part of Leicestershire, with the Borough Council engaged with Leicestershire Promotions in terms of destination marketing. County level tourism arrangements are currently in a state of flux in Leicestershire, with the County Council seeking to play a more strategic role, and no longer putting funding into Leicestershire Promotions.

There is no equivalent county level destination marketing activity in Warwickshire that North Warwickshire Borough Council can engage in.

7. SWOT Analysis

Key tourism strengths and weaknesses with future opportunities and threats.

Strengths	Weaknesses
• Central location and ease of access by road • Twycross Zoo – as a major visitor attraction • Bosworth – an attractive area with a strong visitor offer • Bosworth Battlefield - and its connections with Richard III • Kingsbury Water Park – as a popular country park • A number of major 4 star hotels • A good stock of other hotels, guest houses and B&Bs • A good stock of touring caravan and camping sites • A number of major events • Good programmes of events and markets in towns and villages • The Crescent retail, restaurant and cinema complex in Hinckley – and the boost it has given to the town • Major attractions on the doorstep – Drayton Manor Theme Park, National Space Centre, Tamworth SnowDome, The National Forest • Proximity to the NEC and Ricoh Arena • The Ashby and Coventry Canals • Northern Warwickshire Tourism – as a well-established tourism business network	Weaknesses • Atherstone, Coleshill and Polesworth have limited pulling power to attract visitors from further afield • No major attractions or clusters of attractions in North Warwickshire • Shortages of self-catering and caravanning and camping provision • Limited stock of high quality inns • Very small budgets and limited staff resource available for destination marketing, in-destination visitor information, and tourism development work • Tourism businesses are not engaged in the Hinckley & Bosworth Tourism Partnership • Public transport
Opportunities	Threats
Opportunities • The planned development of Twycross Zoo • 'Project Thor' at the NEC – providing opportunities for family break stays • The potential for the Triumph visitor centre to attract international visitors • The improvement and development of smaller attractions in the two boroughs • Hotel and visitor accommodation development • The development of MIRA Technology Park – and the boost that it will provide to business demand • Population growth – that will boost day visitor and VFR demand • The forecast growth in domestic tourism • LEADER and EAFRD funding for tourism projects • The potential for reciprocal marketing between tourism businesses • The opportunities that online marketing and booking channels provide for tourism business marketing • The progression of evolving heritage interpretation projects • Capitalising on the canals • Sports tourism linked to golf, Mallory Park, cycling and events at the NEC, Ricoh Arena and in Leicester	Threats • The lack of local people that want to work in the hospitality sector • Voluntary capacity in existing and emerging tourism business, retailer, event, and heritage groups • Economic uncertainty due to Brexit, which could result in a reduction in business demand and residential conference business

8. Future Potential, Opportunities and Priorities

8.1. The Potential for Tourism Growth

The findings of ACK Tourism's research show potential for significant future growth in tourism in North Warwickshire and Hinckley & Bosworth in terms of:

- The planned development of Twycross Zoo, that will eventually double its visitor numbers and provide increased opportunities to attract family break stays.
- The new Triumph Motorcycles Visitor Centre in Hinckley and 'Project Thor' adventure attraction at the NEC, which could provide a new driver of family break business.
- The major plans for the development of The Belfry as a resort and the opportunities for sports tourism across the area.
- The projected growth in population in and around the two boroughs, which will fuel growth in demand for day visits, visits to friends and relatives, and demand related to weddings and family occasions.
- The strengthening demand for short breaks, growing interest in weekend escapes to the country, and increasing desire to go somewhere different.
- The development of MIRA Technology Park, and the significant boost that it will give to business demand.
- The potential for the two boroughs to capitalise on current tourist accommodation development trends (see Appendix 9).

Future tourism growth must however be in balance with the interests of local people and must comply with the local planning policy frameworks in the two boroughs.

8.2 Priorities for Achieving Tourism Growth

Key Priorities

From the assessments and analysis undertaken by ACK Tourism the key priorities for achieving tourism growth in North Warwickshire and Hinckley & Bosworth are as follows:

- The progression, and if possible acceleration, of the development plans for Twycross Zoo.
- The promotion and development of Bosworth³ as a distinct and compelling visitor destination.
- The regeneration of Atherstone, particularly in terms of upgrading its retail offer.
- The continuing regeneration of Hinckley town centre.
- Upgrading and expanding existing accommodation businesses.
- New hotels to service the growing business demand, especially from MIRA Technology Park.
- Additional rural accommodation to boost weekend capacity.
- Improving and developing existing attractions.
- The development of new attractions that can draw new visitor markets to the area.
- The development and promotion of existing events and festivals.
- The development of new events and festivals that can attract staying visitors and boost off-peak business.
- Strengthening Northern Warwickshire Tourism as a tourism business networking body.
- Stronger destination marketing and visitor information provision that is focused on encouraging exploration by local people and their visitors, and people already staying in the area for different purposes.
- Improving the marketing skills and knowledge of tourism business operators.
- Continuing to seek external funding to support and accelerate tourism growth, and maintain the commitment of the public and private sector partnership to develop the sector.

³ Defined as the rural parts of Hinckley & Bosworth Borough, with Market Bosworth and Bosworth Battlefield at its core,

Other Contributory Actions

Other actions that can contribute to tourism growth in the two boroughs are as follows:

- The continued promotion of Hinckley by Hinckley BID.
- The progression of the already researched and planned heritage and cultural projects and reinvigoration of lapsed projects:
 - The development of the relocated Atherstone Heritage Centre;
 - A heritage display in St Mary's Church, Atherstone;
 - The planned expansion of Hinckley Museum;
 - The development of Polesworth Abbey's visitor offer;
 - The revitalisation of Polesworth Poet's Trail;
 - The progression of the Bosworth 1485 Arts Trail;
 - A Roman Mancetter display in St Peter's Church in Mancetter;
 - The evolution of the Hinckley's major annual events programme;
 - Renewal of Hinckley BID's History Trail.
- Improving, developing and promoting town events and markets.
- Developing the walking and cycling product, primarily in terms of reinvigorating lapsed walking trail and cycle route projects but also with the National Forest:
 - North Arden Heritage Trail
 - Northern Warwickshire Cycleway
 - The Bosworth Cycle + Steam promoted cycle route
- Capitalising on the canals, including potentially:
 - The development of Hartshill Wharf as a focal point for visitor activity on the Coventry Canal;
 - A reinvigorated 'Stop & Shop' programme to encourage boaters to spend time and money in the towns and villages along the canals;
 - Waterways/ canal-based events and festivals, including floating markets;
 - An integrated product in Bosworth combining the Ashby Canal with the Battlefield Line and walking and cycling routes.

In terms of destination marketing, Bosworth and Hinckley should be marketed separately going forward. Hinckley BID is doing an excellent job of promoting Hinckley as a place to come for shopping, eating out, events and evening entertainment. Bosworth is a distinct destination in its own right, with a very different visitor offer and market potential to Hinckley, so requires separate promotion. There is no marketing logic to trying to promote Bosworth and North Warwickshire as a single destination, if for no other reason than what to call the combined area. Bosworth is a sufficiently strong destination to warrant its own marketing. In

the absence of any sort of Warwickshire destination marketing activity, North Warwickshire should continue to be marketed as part of Northern Warwickshire.

Going forward, the focus for Bosworth and Northern Warwickshire destination marketing activity needs to be about encouraging exploration by local people and their visitors, and those that are staying in the area for various reasons. While both areas have the potential to attract leisure break stays, there are plenty of effective online marketing channels that accommodation businesses can use to attract this market. The priority for growing short break business is thus to ensure that accommodation businesses are using these channels effectively.

8.3. Hotel and Visitor Accommodation Development Opportunities

ACK Tourism's analysis of current visitor accommodation supply and demand in the two boroughs, assessment of the market potential for future growth in demand for accommodation, and review of national tourist accommodation development trends (Appendix 9), suggests potential opportunities for the development of the following types of hotel and visitor accommodation in North Warwickshire and Hinckley & Bosworth, subject to planning permission and adherence to Local and Neighbourhood Plans:

- A budget hotel in Hinckley town centre, once the local economy has expanded. Hinckley is a target location for Travelodge;
- A hotel potentially at MIRA Technology Park;
- Hotels on golf courses – and potentially golf lodges for ownership or rental;
- Country house hotels, given suitable properties for conversion.
- Rural pub accommodation and boutique inns;
- Restaurants with rooms;
- New guest houses and B&Bs to replace those that close, including some contemporary/ boutique B&Bs;
- Holiday cottages, including some boutique self-catering, 'super' cottages that can accommodate large parties, and 'Access Exceptional' cottages that are fully adapted for independent wheelchair users.
- Holiday lodge complexes and parks - for ownership or rental;
- Fishing lodges around fishing lakes;
- Eco lodges and eco lodge parks;
- Holiday lodges linked to equestrian centres;
- The expansion and upgrading of existing touring caravan and camping sites;
- Camping pods;
- Glamping sites;
- Children's activity holiday centres, give suitable properties (ideally residential institutions with extensive grounds)
- Wedding venues with accommodation;

- Accommodation at Twycross Zoo.

New supply is needed to boost weekend capacity. Care is however needed to avoid diluting midweek and winter demand. Incremental, rather than rapid, supply growth is needed, and high quality, distinctive and different types of accommodation that can bring new markets to the area.

8.4. The Potential Scale of Tourism Growth

While ACK Tourism has not prepared detailed forecasts for tourism growth in North Warwickshire and Hinckley & Bosworth, given good progress on addressing the above priorities for growth, it is not unreasonable to expect tourism to grow in the two boroughs by at least 20% over the next 5 years in both volume and value terms. This would see visitor numbers to Hinckley & Bosworth growing to around 3 million, and increasing to around 1.75 million in North Warwickshire, and visitor spending (at 2015 values) increasing to £140 million in Hinckley & Bosworth and almost £100 million in North Warwickshire. Visitor spending would be much higher in real terms. Such growth could create around 1,000 new jobs.

9. Destination Management Plan 2017-2022

9.1. Purpose

The purpose of the Destination Management Plan is to provide a strategic framework for:

- Supporting, co-ordinating and accelerating the various projects that will contribute to tourism growth in North Warwickshire and Hinckley & Bosworth over the next 5 years.
- Focusing interventions to support tourism growth in the two boroughs.
- The allocation of LEADER and EAFRD funding over the next two years.
- Building the case for additional funding and staff resource to accelerate progress.
- Applications for other external funding as opportunities arise.

The Destination Management Plan focuses on activity that is specifically focused on tourism growth. As such, it is intended to sit alongside other town and community development programmes that will also have a bearing on the visitor economy, in particular the work of Hinckley BID in promoting Hinckley as a place for shopping, meals out, evening entertainment and events; the regeneration of Atherstone through the implementation of the Town Centre Masterplan; and the work of Love Coleshill in promoting the businesses and events in Coleshill. It will also complement the emerging Heritage Strategy that is being developed by Hinckley & Bosworth Borough Council and the LEP's Sports Sector Growth Plan.

9.2. Action Programmes

The North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022 comprises 9 inter-related programmes of projects designed to address the identified priorities for achieving tourism growth in the two boroughs, and to support and accelerate projects that have already been worked up, or that are being actively talked about:

Programme 1: Attraction Development

Programme 2: Accommodation Development

Programme 3: Heritage and Culture

Programme 4: Events & Festivals

Programme 5: Capitalising on the Canals

Programme 6: Walking & Cycling

Programme 7: Bosworth Tourism Partnership

Programme 8: Strengthening Northern Warwickshire Tourism

Programme 9: Tourism Marketing Workshops

Programme outlines, setting out the objectives, rationale and scope of each programme follow. Indicative budgets have been included for some projects, but not for others. Projects have not been costed however, so any suggested budgets should be taken as indicative only at this stage. Further work will need to be undertaken to cost up projects as funding is identified.

A number of partners and lead agencies have also been identified within the programme and listed against specific projects. Again it should be noted that this is indicative only and does not commit the listed organisations to either any involvement in, or funding of, the projects themselves

Programme 1: Attraction Development

Objective

To encourage and support the development of the visitor attractions product of North Warwickshire and Hinckley & Bosworth

Rationale

A strong and compelling attractions offer is vital for future tourism growth in the two boroughs. Twycross Zoo has plans for major development that will double its visitor numbers to a million. These plans should be strongly supported and if possible accelerated. There is also a need and potential for other established attractions to improve and develop their offer. Given the huge catchment population in the surrounding areas, there could also be scope for the development of new attractions that can add to the current visitor offer and attract new visitors to the area. In the short term, LEADER, EAFRD, and Heritage Lottery Fund (for heritage attractions) funding can support the development of smaller attractions. In the longer term, other sources of funding may become available for successor programmes of support for attraction development.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
The Development of Twycross Zoo - this will be progressed by the Zoo, but can be supported and accelerated through public sector financial assistance.	Twycross Zoo	HBBC Leicester & Leicestershire LEP (LLLEP)	tba	Leicester & Leicestershire LEP (Government funding programmes)
Grants and Other Financial Assistance - to support the improvement and development of existing visitor attractions, and development of new attractions that will add to the visitor offer and attract new visitor markets.	NWBC/HBBC (LEADER for the next 2 years)	LLLEP Coventry & Warwickshire LEP (CWLEP)	tba	LEADER EAFRD HLF Future external funding – if opportunities arise
Attraction Development Consultancy Support – the provision of fully funded or subsidised consultancy support to assist existing and potential new attraction operators in formulating and progressing their investment plans	HBBC NWBC	LLLEP CWLEP Leicestershire County Council (LCC) Warwickshire County Council (WCC) National Forest Company (NFC)	£5k p.a.	LAs LEPs

Programme 2: Accommodation Development

Objective

To accelerate an increase in hotel and visitor accommodation provision in North Warwickshire and Hinckley & Bosworth

Rationale

The research undertaken for the DMP identifies a market need and potential for investment in existing accommodation businesses and the development of additional hotel and visitor accommodation in the two boroughs in order to:

- Meet weekend shortages;
- Satisfy the anticipated future growth in corporate demand for hotel accommodation that will arise as a result of the development of MIRA Technology Park;
- Exploit the potential to develop family break business as Twycross Zoo develops, and potentially as a result of the 'Project Thor' adventure attraction at the NEC;
- Capitalise on the growing demand for short breaks and weekend escapes to the countryside;
- Take advantage of current tourist accommodation development trends;
- Capitalise on the growth of caravanning, motorhoming and camping.

Hotel and visitor accommodation development is ultimately for the private sector to bring forward. Public sector agencies can however play a role in terms of:

- A supportive planning approach;
- Raising awareness of the opportunities;
- Identifying and promoting suitable sites e.g. for hotels or holiday lodge parks;
- Funding support through LEADER and EAFRD in the next two years, successor funding programmes in the future (if opportunities arise), and possibly direct local authority funding (see Appendix 10)

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Grants and Other Financial Assistance - to support the improvement and development of existing accommodation businesses, and the development of new high quality, distinctive accommodation to meet existing and future shortages and gaps in provision and help attract new visitor markets	NWBC/HBBC (LEADER for the next 2 years)	LLLEP CWLEP	tba	LEADER EAFRD Future external funding – if opportunities arise HBBC NWBC
Hotel & Visitor Accommodation Sites Promotion – a programme of work to identify, assess and promote suitable sites for hotel development in Hinckley and for larger-scale accommodation development projects, e.g. holiday lodge parks, touring caravan and camping sites, camping pod developments, in the rural parts of the two boroughs.	HBBC NWBC NFC	LLLEP CWLEP LCC WCC	£5k	HBBC NWBC LEPs NFC
Visitor Accommodation Development Opportunities Awareness Raising Programme – a series of periodic seminars, workshops and events to raise awareness of the opportunities for visitor accommodation development in the two boroughs, and provide access to specialist advice and support for those considering progressing accommodation development schemes	HBBC NWBC	LLLEP CWLEP LCC WCC NFC	£5k p.a.	LAs LEPs

Programme 3: Heritage & Culture

Objective

To progress live heritage and cultural projects and reinvigorate lapsed projects

Rationale

A number of voluntary groups in North Warwickshire and Hinckley & Bosworth are currently progressing projects to interpret and/or improve the interpretation of local heritage stories and/or the development of local cultural assets and/or reinvigorate lapsed heritage and cultural projects. It makes sense therefore to seek to bring these projects forward in order to develop these aspects of the visitor offer of the two boroughs.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Bosworth 1485 Legacy Arts Trail	Bosworth 1485 Legacy Project Group	HBBC LCC	tba	Arts Council LEADER HBBC
Expansion of Hinckley & District Museum	Hinckley & District Museum	HBBC	tba	HLF HBBC
Development of the relocated Atherstone Heritage Centre	Friends of Atherstone Heritage	NWBC WCC	tba	LEADER HLF
Roman Mancetter display, St Peter's Church, Mancetter	St Peter's Church/ Friends of Atherstone Heritage	NWBC WCC	tba	LEADER HLF WCC
Heritage display, St Mary's Church, Atherstone	St Mary's Church/ Friends of Atherstone Heritage	NWBC WCC	tba	LEADER HLF WCC
Development of the visitor offer of Polesworth Abbey	Polesworth Abbey	NWBC WCC	tba	LEADER HLF WCC
Reinvigoration of Polesworth Poets Trail	Polesworth Tourism Subgroup	NWBC WCC	tba	LEADER Arts Council WCC
Renewal of Hinckley BID's History Trail	Hinckley BID	HBBC	tba	HLF
Growth of the Hinckley Annual Heritage Weekend	Hinckley BID	HBBC Heritage gps	tba	HLF

Programme 4: Events & Festivals

Objective

To support the development of sustainable events and festivals that are capable of attracting sizeable audiences, staying visitors and/or off-peak demand.

Rationale

An interesting, year-round programme of events and festivals is an important element of the visitor offer of any destination. Events and festivals help to animate the destination, add interest for the visitor, attract visitors, encourage longer stays and return visits, and extend the season. There are already good programmes of events and a number of popular festivals in North Warwickshire and Hinckley & Bosworth, which can make an even greater contribution to tourism growth in the two boroughs, given further development and stronger promotion. There is also scope for the development of new events and festivals to attract different audiences and fill gaps in the current events calendar.

Events and festivals will be largely developed and promoted by voluntary groups or commercial event organisers. Public sector bodies can however play a role to support event and festival development through advice, contacts, marketing support and financial assistance.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Events & Festivals Support Programme – a programme of support for the development and promotion of existing and new events and festivals in terms of advice and contacts; marketing, PR and social media support; and financial assistance. This programme should ideally be delivered by a dedicated Events Officer with a reasonable working budget, if funding can be secured for such a post.	HBBC NWBC	WCC LCC	£50k p.a. (including the salary of an Events Officer)	HBBC NWBC WCC LCC LEADER Future external funding – if opportunities arise

The Development of Umbrella Festivals – to promote a series of small events under themed festivals e.g. an Arts Festival, Food & Drink Festival, Music Festival	HBBC NWBC	WCC LCC	£20k p.a.	HBBC NWBC WCC LCC LEADER Future external funding – if opportunities arise Arts Council Sponsorship
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Programme 5: Capitalising on the Canals

Objective

To capitalise on the tourism potential of the Ashby and Coventry Canals.

Rationale

The Ashby and Coventry Canals are key landscape features and tourism assets, providing opportunities for canal boating, canoeing, fishing, towpath walking and cycling, and canalside eating and drinking. There is potential to make more of the canals as visitor draws and scope for the towns and villages along the canals to secure greater spending by canal boaters that stop in them. Hartshill Wharf is a key site on the Coventry Canal that the Canal & River Trust would like to develop. There is good potential to develop the Ashby Canal Corridor as a visitor destination by combining walking and cycling routes with the canal and Battlefield Line to create an integrated visitor offer.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Hartshill Wharf Development – the development of the site as a visitor destination, potentially including the re-opening of the tea room, craft workshops, a boat trip operation, and improved access and parking (which will need to be resolved if the site is to become more of a visitor destination). A masterplan will be required.	Canal & River Trust (CRT)	NWBC	tba	Commercial EAFRD HLF
Ashby Canal Corridor Development Programme – a programme to develop a stronger, integrated visitor offer in the Canal Corridor through linked walks, cycle routes, boat trips and steam train journeys on the Battlefield Line	HBBC	CRT LCC Battlefield Line	25k	HBBC LCC
Stop Awhile Programme – a programme to encourage canal boaters to moor up and spend time and money in the towns and villages along the canals, to include town and village information leaflets for canal boaters, interpretation and signage at mooring points, and events e.g. floating markets.	HBBC NWBC	CRT WCC LCC	25k	HBBC NWBC LCC WCC

Programme 6: Walking & Cycling

Objective

To reinvigorate the Northern Warwickshire Cycleway and North Arden Heritage Trail and develop the Bosworth Cycle & Steam cycle route

Rationale

The Northern Warwickshire Cycleway is a fully signed 35-mile cycle route around North Warwickshire. It is not supported by any route information, directions or cycling infrastructure and is not proactively promoted as part of North Warwickshire's visitor offer. There is potential to make more of the cycle route as a visitor asset.

The North Arden Heritage Trail is a fully waymarked 25-mile heritage trail in North Warwickshire, with 12 waymarked circular parish walks. It is supported by a website with downloadable walks information, maps and directions. There is scope to refresh and promote the trail and parish walks as part of North Warwickshire's visitor offer.

The Bosworth Cycle + Steam cycle route is featured in the Hinckley & Bosworth Cycling Map, but does not appear to have been fully developed as a visitor product with signage, a route map with directions and information on places to stop en-route, and supporting cycling infrastructure e.g. cycle hire, cycle rescue services, and cycle parking. There is scope to develop the cycle route as a much stronger visitor product.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Northern Warwickshire Cycleway – a programme to develop the cycleway as a stronger visitor product, to include a review of route signage, the production of a route map, and the development of the cycling infrastructure along the route in terms of cycle parking, cycle hire and cycle repair and rescue services	NWBC	Sustrans	£30k	LEADER NWBC
North Arden Heritage Trail – a programme to refresh and promote the trail, to include a review and update of waymarking and in-situ interpretation, reprint of walks leaflets and more proactive marketing of the trail	NWBC		£20k	LEADER

Bosworth Cycle + Steam Cycle Route – a programme to develop the cycle route as a visitor product in terms of route signage, a route map, and the development of the cycling infrastructure along the route in terms of cycle parking, cycle hire and cycle repair and rescue services.	HBBC	LCC	£40k	LEADER HBBC LCC
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Programme 7: Bosworth Tourism Partnership

Objective

To establish a viable tourism business networking and marketing group for Bosworth, with an active membership of 80 businesses and an annual budget of at least £25k

Rationale

Bosworth (the rural part of Hinckley & Bosworth Borough) is a strong destination that warrants separate promotion to Hinckley. There is a clear case for the establishment of a tourism partnership to lead on the marketing of Bosworth as a visitor destination and facilitate tourism business networking in the area. Subject to its resources and structures, it could also play a role on leading, supporting or co-ordinating some of the Bosworth product development initiatives that are identified under other DMP programmes e.g. the Bosworth 1485 Legacy Arts Trail, Ashby Canal Corridor, Bosworth Cycle & Steam cycle route projects, or the development of umbrella festivals in Bosworth.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Bosworth Tourism Partnership – the development of a business plan for the new partnership; membership recruitment drive; and a programme of business networking events, familiarisation tours of the area, e-newsletters and social media networking activity. The Partnership will require some form of dedicated staff resource to fulfil its potential as a tourism business networking and marketing body.	HBBC	Tourism businesses LCC Leicester & Leicestershire Promotions (LSP) Parish Councils	£10k.	Tourism businesses (membership subscriptions) HBBC LCC
Explore Bosworth Marketing Programme – to include the production and effective distribution of an Explore Bosworth visitor map, the development of an Explore Bosworth website, with regularly updated events information; a social media and PR programme; and Explore Bosworth content and images for use by member businesses in their own websites	Bosworth Tourism Partnership (BTP)	LSP	£15k p.a.	Tourism businesses (Advertising) MBPC HBBC LCC

Programme 8: Strengthening Northern Warwickshire Tourism

Objective

To strengthen Northern Warwickshire Tourism as a tourism business networking group and develop its role in encouraging visitor exploration of Northern Warwickshire

Rationale

Northern Warwickshire Tourism is well-established as a tourism business networking organisation and plays a role in encouraging visitor exploration of its area. As an entirely volunteer-run body, it requires a dedicated staff resource to help it to grow its membership, develop its networking role, and improve the effectiveness of its marketing activity.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Northern Warwickshire Tourism Recruitment Drive – a membership recruitment drive for NWT and implementation of a wider programme of business networking events, familiarisation tours of the area, e-newsletters and social media networking activity. NWT will require some form of dedicated staff resource to progress this activity.	NWT	NWBC	£5k	LEADER (2017/18) Tourism businesses (membership subscriptions) NWBC Nuneaton & Bedworth Borough Council (NBBC) WCC
Explore Northern Warwickshire Marketing Programme – to include the redevelopment of the Visit Northern Warwickshire guide as an Explore Northern Warwickshire visitor map; effective distribution of the visitor map in the area; relaunching the Visit Northern Warwickshire website as an Explore Northern Warwickshire website; a social media and PR programme; and Explore Northern Warwickshire content and images for use by member businesses in their own websites.	NWT	NWBC	£10k	Tourism businesses (Advertising) NWBC NBBC Sponsorship

Programme 9: Tourism Marketing Workshops

Objective

To ensure the effective marketing of tourism businesses in North Warwickshire and Hinckley & Bosworth

Rationale

There are now a multitude of digital marketing opportunities that tourism businesses can use to promote themselves to their target markets. Many tourism business operators require help however, to enable them to better understand how to make the best use of these opportunities. A programme of bite-sized tourism marketing workshops will help to improve the marketing knowledge and skills of tourism businesses in the two boroughs.

Project	Lead Agency	Potential Partners	Indicative Public Sector Budget Requirement	Funding Sources
Tourism Marketing Workshops – a programme of bite-sized (2-hour) marketing workshops for tourism businesses, covering topics such as website design, search engine optimisation, working with OTAs and TripAdvisor; social media marketing, PR, and customer relationship marketing.	NWBC/ HBBC	NWT BTP LSP	£10k p.a.	LEADER (2017/18) NWBC HBBC LCC WCC

9.3. Delivery

a) Staff Resources

The DMP is based on an ambitious set of programmes, each comprising a series of projects. Some of the projects are already being progressed by the economic development teams of the two borough councils, particularly in terms of their joint work on the England's Rural Heart LEADER Programme, but also in terms of other projects that they are leading on. The county council economic development teams are also progressing a number of programmes that could incorporate some of the DMP projects, particularly in relation to town centre development. It is however clear that there will need to be some form of dedicated staff resource to progress many of the projects in the DMP.

The LEADER Programme is providing funding for a consultant to work two days a week on the implementation of the DMP for a year from May 2017. It is recommended that this consultant should take on the role of a **Tourism Link Officer** as a shared staff resource for North Warwickshire and Hinckley & Bosworth Borough Councils, and possibly also Nuneaton & Bedworth Borough Council (thus acting as a Tourism Link Officer for the Cross-Border Partnership) to progress three of the DMP programmes:

- Programme 7: the establishment of the Bosworth Tourism Partnership
- Programme 8: strengthening Northern Warwickshire Tourism
- Programme 9: Tourism Marketing Workshops

The objective then should be for this role to evolve into a full-time shared Tourism Link Officer for the Cross-Border Partnership, ideally from 2018/19, to progress other elements of the DMP and projects in Nuneaton & Bedworth.

If success can be demonstrated, the ambition should be to grow this Cross-Border Partnership tourism staff resource to a team of two or three, including the Tourism Link Officer, an Events Development Officer, and possibly a Tourism Development Officer.

In terms of delivery, the staff resource could be a team of local authority employed posts, perhaps also with some specialist consultancy support. The alternative would be to contract out delivery to a third-party tourism agency or consultancy. Harborough District Council has, for example, contracted with Leicester Shire Promotions to employ and manage a Tourism Development Officer on its behalf. Visit Kent is managing a contract to deliver a Destination Management Plan for Hertfordshire, while South Oxfordshire District Council employs consultants TEAM Tourism to deliver a Midsummer Murders tourism marketing programme on its behalf. Similar arrangements could be considered for the North Warwickshire and Hinckley & Bosworth DMP (or Cross Border Partnership DMP if it evolves into this).

b) Co-ordination

The DMP identifies a number of different lead agencies for projects within the DMP programmes, each of which may have different officers working on projects. The proposed Bosworth Tourism Partnership and Northern Warwickshire Tourism, and a number of tourism businesses, other organisations and voluntary groups will also have a role to play in project delivery. Other organisations, such as Hinckley BID, will also be interested in how the implementation of the DMP is progressing. It will be important therefore going forward to periodically bring these interested parties together to ensure that activity is effectively co-ordinated. This will be achieved through an annual DMP conference at which each organisation will be able to give an update on the progress of their projects. If needed, more frequent conferences, or sub-conferences can be organised.

c) Measuring Success

It will be important to measure the impact of the DMP on tourism growth through a set of key performance indicators that can easily and cost effectively be monitored. The following simple KPIs are envisaged:

- Visitor attraction development;
- Visitor attraction visitor numbers;
- Visitor accommodation supply growth.

A mechanism will need to be put in place to capture this information and provide a narrative of progress.

Surveys of accommodation businesses could also be undertaken to monitor accommodation business performance. These can be time consuming and costly to implement however, so may not be viable.

There is also merit in repeating the Cambridge Model runs for the two boroughs (and Nuneaton & Bedworth) every third year, to measure the overall change in tourism volume, value and employment.

Hinckley and Bosworth Economic Regeneration Strategy 2021
- 2025

Hinckley & Bosworth Economic Regeneration Strategy 2021 -2025

Hinckley & Bosworth
Borough Council



Background and Principles

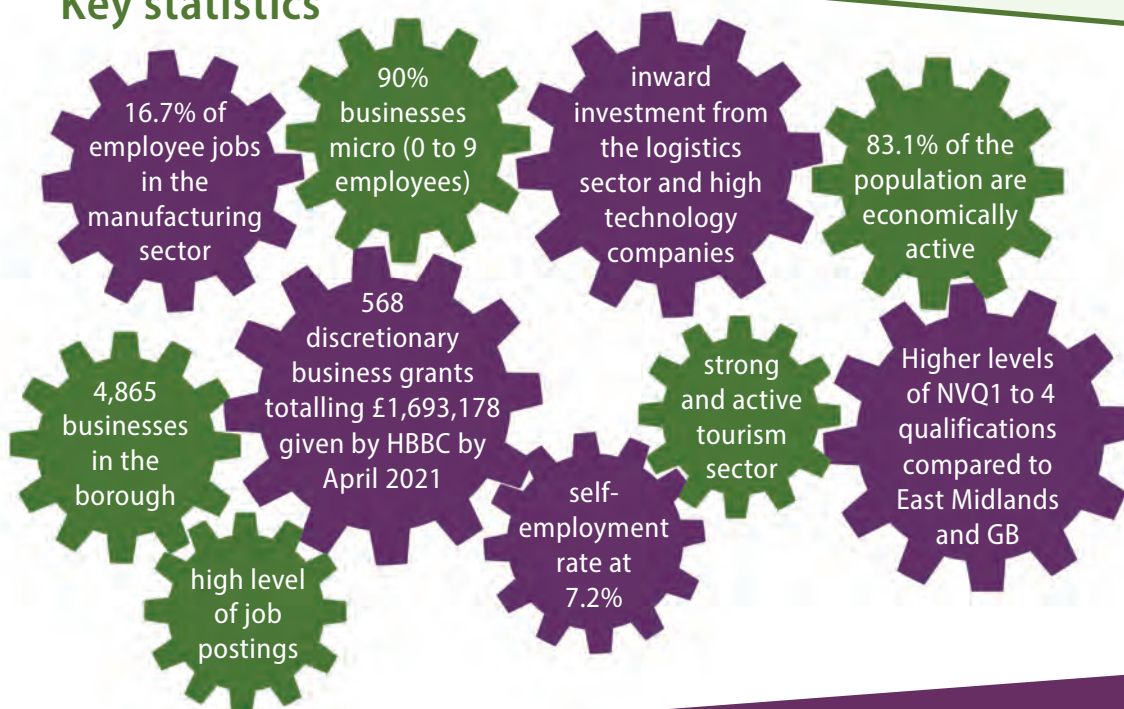
The Borough Council has economic regeneration as a key corporate priority and has delivered significant outcomes linked to its former adopted Economic Regeneration Strategy. A number of key drivers now influence the need for a refresh and publication of a new Economic Regeneration Strategy to take us forward to 2025. Of immediate need is to include policies to help the local economic recovery from the unprecedented situation that the UK overall is facing in terms of the COVID 19 pandemic. A further influence will be the impact of Brexit now the UK has left the EU Single Market and Customs Union, and how the end of the transition period will affect the local economy and businesses.

This Strategy sets out the vision and aims for ensuring the whole borough prospers from economic recovery and growth over the next five years.

The Vision

- To have a vibrant location with a competitive and thriving sustainable local economy across the whole of the borough
- To work towards sustained economic recovery from the COVID pandemic
- To attract and sustain investment, business growth and entrepreneurship
- To have a flexible and skilled workforce enabling sustainable communities and a location where people want to live and work, because good quality jobs are available in both the urban and rural areas of the borough
- To enable an environment of partnership and collaboration, where the private, voluntary and public sector come together to invest in the future of the borough

Key statistics



Places

- Produce new Town Centres' Strategy vision documents in order to promote the vitality of our town centres and use the emerging Local Plan to provide the planning policy framework to support the delivery
- Work with partners including the Hinckley Business Improvement District to develop our plans and new events programme to attract shoppers and visitors to help increase footfall to pre-COVID levels and above in our town centres while maintaining social distancing
- Invest in marketing and communication to promote our town centres i.e. shop local campaigns
- Re-imagine Hinckley town centre through the new Public Realm Masterplan to identify new opportunities that will secure the ongoing regeneration of Hinckley
- To implement the Hinckley High Streets Heritage Action Zone to improve the appearance of identified historic buildings and public spaces
- Promote improved walking and cycling access to our town centres and across the borough including between the different centres
- Continue to support our rural town centres to help ensure a vibrant and sustainable economy, engage the Local Plan in safeguarding rural centres and rural employment sites continuing to support the sustainable economic growth of rural enterprises
- Promote the Investor Prospectus, a guide to development and relocation opportunities, and regularly update its key sites
- Bring forward employment sites and facilitate quality 'move on' space for businesses wishing to expand, supporting the sustainable extension of existing employment sites
- To promote the MIRA Technology Park and Enterprise Zone
- To promote infrastructure projects in order to open up employment and residential sites
- To work with tourism partners in relation to delivery of Tourism Growth Plans and tourism key assets and heritage trails
- Continue to deliver the Environmental Improvement Programme



Prosperity

- To support local businesses in their bids to Government for funding support to help sustain them through recovery from COVID19
- To support the local economy and minimise business closures and help to maintain supply chains
- Consider financial impacts on all types of businesses and provide support to access both grant and support programmes from sources such as government, the Leicestershire Growth Hub, Leicestershire County Council and Hinckley & Bosworth Borough Council
- Ensure businesses are provided with advice on COVID requirements and are COVID safe
- To provide businesses with advice in respect to Brexit, in particular businesses who are challenged by changes in exports, now the UK has left the EU Single Market and Customs Union
- Engage with our Employment & Skills Taskforce to deliver its action plan on intervention and support, including securing local data to inform on trends and inform actions
- Establish relationships with and an understanding of the needs of both existing and new businesses especially related to skills in order to establish likely future skill requirements of businesses
- Facilitate and promote business events by working in partnership on subjects chosen through collaboration with local businesses and education colleagues
- Through relevant digital programmes enable businesses to best use superfast broadband opportunities
- Work with tourism partners and the Leicester and Leicestershire Economic Partnership to secure external support for key tourism destinations in our area
- Through the Local Plan identify opportunity sites for redevelopment and investment opportunities for the provision of new small-scale employment such as grow-on space and small affordable units for start-ups
- Make use of data collection and intelligence to engage with local commercial agents to understand changing market conditions and build confidence
- Undertake a review of our own commercial estate and opportunities for the future
- Review the opportunities through master planning for potential re-uses of vacant office/commercial buildings in our centres and enable more people to live in appropriate locations of town centres in order to support local businesses



People

- Through the Employment and Skills Taskforce to work with local schools, academies and colleges to enable young people to have confidence in their future, raise aspirations and ensure students have an understanding of local employment and training opportunities
Specific Action: the provision of events (locational or remote until the pandemic is over) such as Careers Speed Networking, Primary Engineers programme, Secondary Engineers programme and Teen Tech
- To promote future sector specific, including low carbon, job opportunities at schools and colleges in order to improve perceptions and attract young people into employment in these sectors
- To work with education providers and businesses to match training courses and apprenticeships to local business needs including any replacement demand requirement
- To encourage the upskilling of local people, to retain local skills and encourage the retention of local graduates
- To support people to overcome barriers to employment and work with the Voluntary and Community Sector to provide support programmes
- To support people wishing to set up in business and those working from home
- To work with construction companies and developers on local sites to encourage them to take on local people for jobs, apprenticeships and work placements
- To engage with appropriate local transport providers and enablers to help people access employment and training



Wellbeing

- Support the wellbeing and health of the local workforce through working in partnership to help with mental health issues, business diversification possibilities and upskilling
- To work with Job Centre Plus and other partners to assist people who have recently been made redundant in their search for new job opportunities
- Through the Employment & Skills Taskforce help tackle the increase in youth unemployment by engaging with initiatives such as Kickstart
- Promote to local businesses wellbeing initiatives such as the Leicester-shire and Rutland Sport Wellbeing at Work Charter to improve the health and wellbeing of their staff, and reap the benefits of a healthier workforce

Climate Change

- To support the Councils Climate Change Strategy to encourage businesses to share best practise and foster active environments to include increased cycling and walking
- Identify how we can support new working practices for businesses which have a positive impact on carbon emissions such as investment in renewable energy technology
- To support implementation of the Councils Green Infrastructure Strategy and assist Leicestershire County Council to deliver active travel interventions that will encourage greater use of walking, cycling and electric vehicles
- To signpost access to financial assistance initiatives available to support businesses to install low carbon measures and increase their energy efficiency



To work in partnership to fulfil the economic potential of the area

- To ensure a broad range of support packages are available to local businesses across all sectors, particularly micro and small enterprises
- To develop strong partnership relationships, which have the capacity to lever in funding where required to deliver both large and small scale projects
- Support and work with town centres groups in respect to initiatives and events
- To source appropriate Section 106 Agreement funding to support the regeneration of town centres and other appropriate economic development initiatives such as Local Employment and Skills Training

Hinckley & Bosworth
Borough Council



For more information please contact:

Regeneration Team,
Hinckley & Bosworth Borough Council
tel **01455 255855**

online contact form:

www.hinckley-bosworth.gov.uk/regenerationQ

website:

www.hinckley-bosworth.gov.uk



Planning Permission ref: 20/00026/FUL Decision Notice

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Bosworth Water Trust Limited
Bosworth Water Trust
Wellsborough Rd,
Market Bosworth,
Nuneaton
CV13 6PD

Name and Address of Agent (if any)

Mr David Broadhead
DCB Professional Services
25 Church Street
Wellington
Shropshire
TF1 1DG

Part I - Particulars of Application

Date of Application

10 January 2020

Application No.

20/00026/FUL

Particulars and location of development :

Change of use of land for the siting of 103 timber style clad holiday accommodation caravans and associated operational development

Bosworth Water Trust Coton Bridge Lane Far Coton Market Bosworth Nuneaton

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location
Westfield 3DB Floor Plan
Westfield 3DB Elevation
Sheet 1 of 4 Dwg No. BMD.18.030.DR.P102
Sheet 2 of 4 Dwg No. BMD.18.030.DR.P103
Sheet 3 of 4 Dwg No. BMD.18.030.DR.P104

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above ground level shall take place until samples of the materials and colours to be used in the construction of the cabins have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved sample details.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The Waterpark shall only be available to the overnight visitors of the park, school groups or pre-booked visitors for water based activity learning. The Waterpark shall not be used for any other general leisure or day visitors.

Reason: In the interests of highway and pedestrian safety in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

5. No more than 103; caravan(s), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time, and laid out in accordance with Drawing No. BMD.18.03D.DR.P101

Reason: In the interests of visual amenity and to ensure compliance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The holiday accommodation units on the park shall be occupied for holiday purposes only. The holiday units shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

Reason: The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as a dwelling for holiday purposes in the interests of contributing to tourism and the economy of the area and to ensure compliance with Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. No development shall commence until a scheme for detailed drainage and electricity connections across the easement within the site, has been submitted to and agreed in writing. The detailed design and scheme shall include a 600mm clearance of the pipeline and a watching brief.

Reason: To ensure that any necessary works within the easement are carried out safely, to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Notwithstanding the approved plans, no development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, and a scheme for implementation, has been submitted in writing to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved details and carried out in accordance with the agreed implementation scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance, and appropriate ecological mitigation in accordance with Policies DM4, DM6, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development shall commence until drainage details for the disposal of surface water and foul

sewage have been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

10. Prior to the first occupation of the use hereby approved, details in relation to the long term maintenance of the sustainable surface water drainage system on the development shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site. The sustainable surface water drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long term performance, both in terms of flood risk and water quality, of the sustainable drainage system within the proposed development in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD.

11. Prior to commencement, infiltration testing shall be carried out to demonstrate the suitability of the site for the use of infiltration as a drainage element, the flood risk assessment (FRA) shall be updated accordingly to reflect the drainage strategy. The updated FRA and drainage strategy shall be submitted to and agreed by the Local Planning Authority. The approved details shall be implemented and completed prior to first occupation of the development.

Reason: To demonstrate that the site is suitable for the use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the Site Allocations and Development Management Policies DPD.

12. All driveways and parking areas shall be constructed of porous materials, or provision shall be made to direct run-off water to a permeable or porous area or surface within the curtilage of the property.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016).

NOTES TO APPLICANT :-

1. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off (where relevant) to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; typical SuDS construction details, sections, headwall details, flow controls and associated calculations demonstrating protection up to the critical 1 in 100 year return period rainfall event plus climate change.

On the assumption that the existing lakes will ultimately receive flows from the proposals, details should be submitted showing the overflow mechanism (connectivity to existing ditches) and typical freeboard within the lakes. An overland flow routing plan should be submitted detailing the route of surface water from a SuDS and lake overtopping scenario.

2. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system.
3. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.



Nicola Smith
Planning Manager
Development Management

Date : 24 March 2021

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commencement conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	20/00026/FUL
Proposal:	Change of use of land for the siting of 103 timber style clad holiday accommodation caravans and associated operational development
Site Location:	Bosworth Water Trust Coton Bridge Lane Far Coton Market Bosworth Nuneaton

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

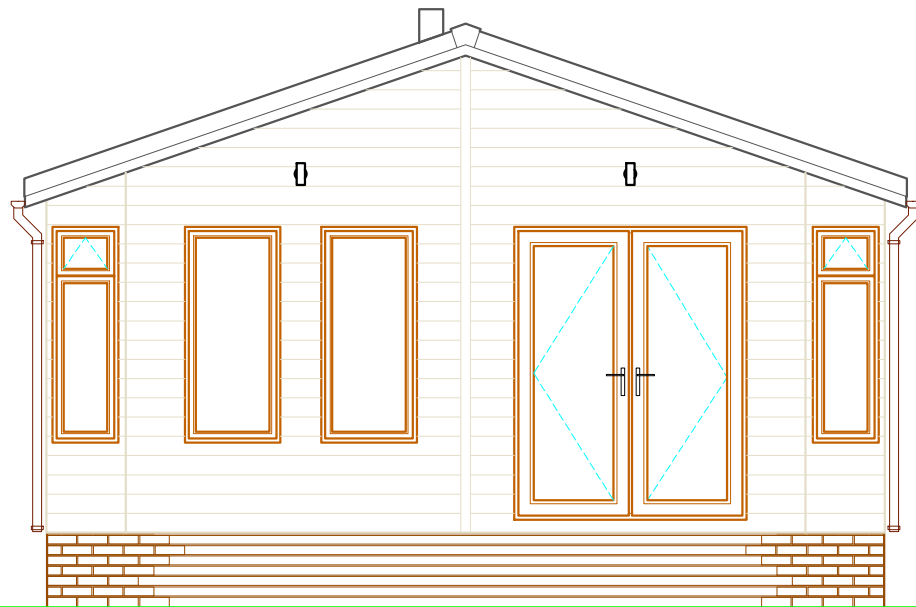
Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk

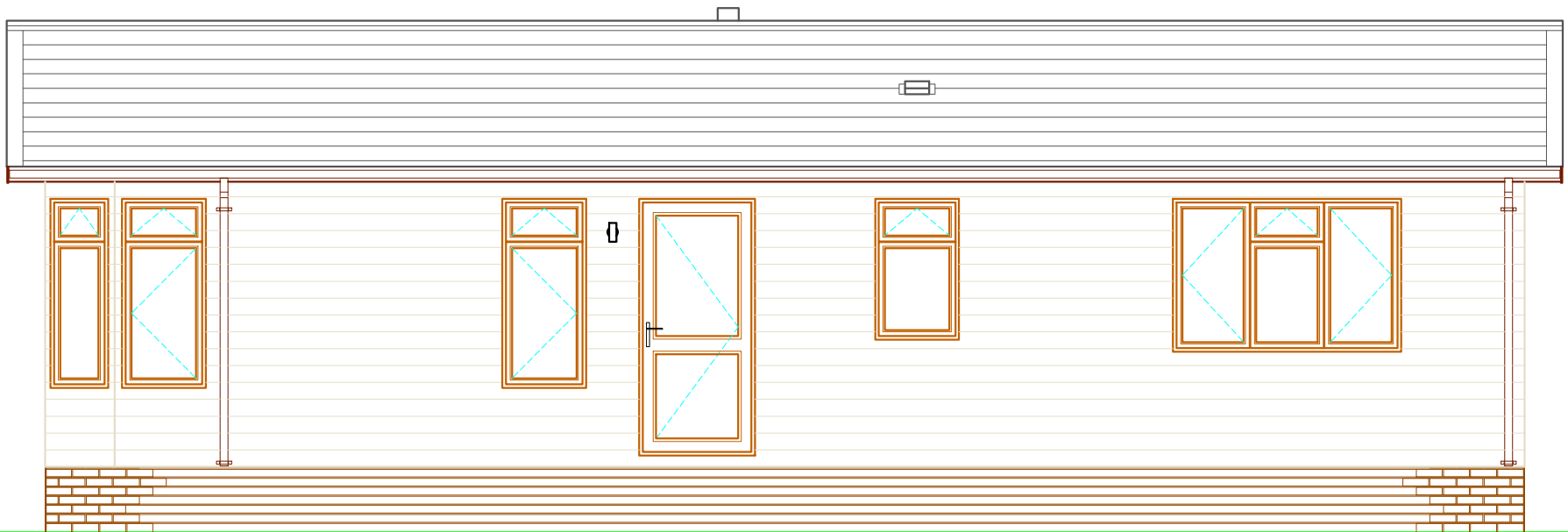
Planning Permission ref: 20/00026/FUL Location Plan,
Proposed Site Layout and Caravan Lodge Elevations

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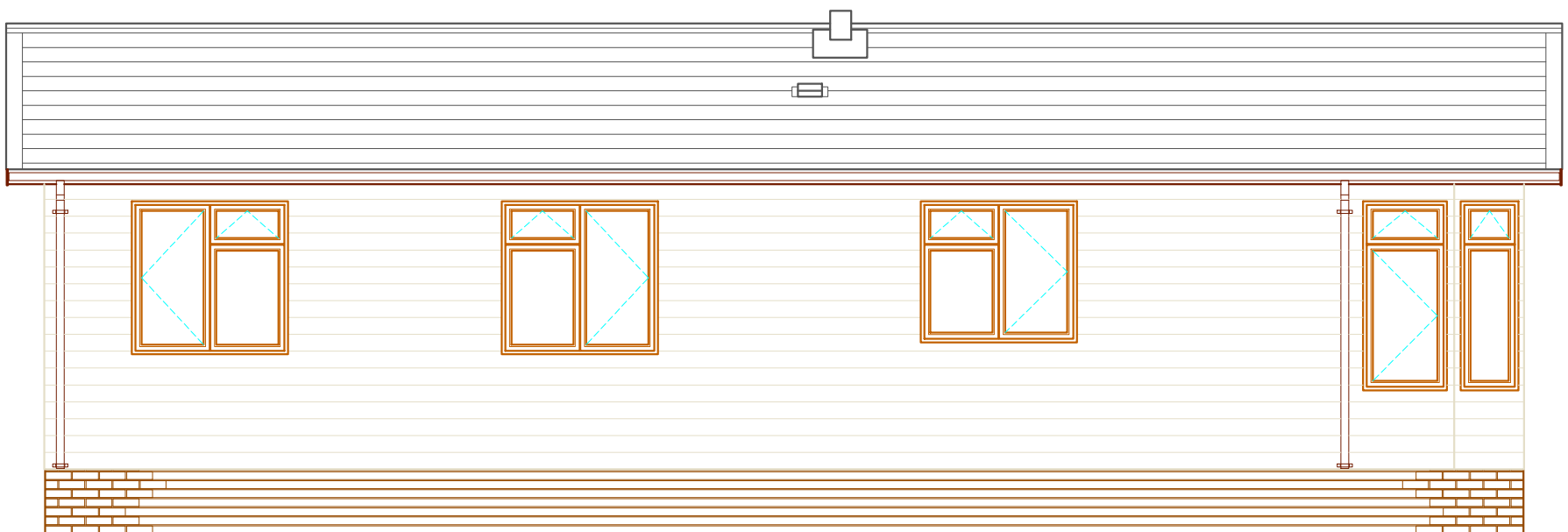
Front End Elevation



Nearside Elevation



Rear End Elevation



Offside Elevation



London Road, Brandon, Suffolk. IP27 0NE
Phone: 01842 810673 - Fax: 01842 814328

12.192m x 6.012m (40'-0" x 20')

Westfield 3DB Elevation

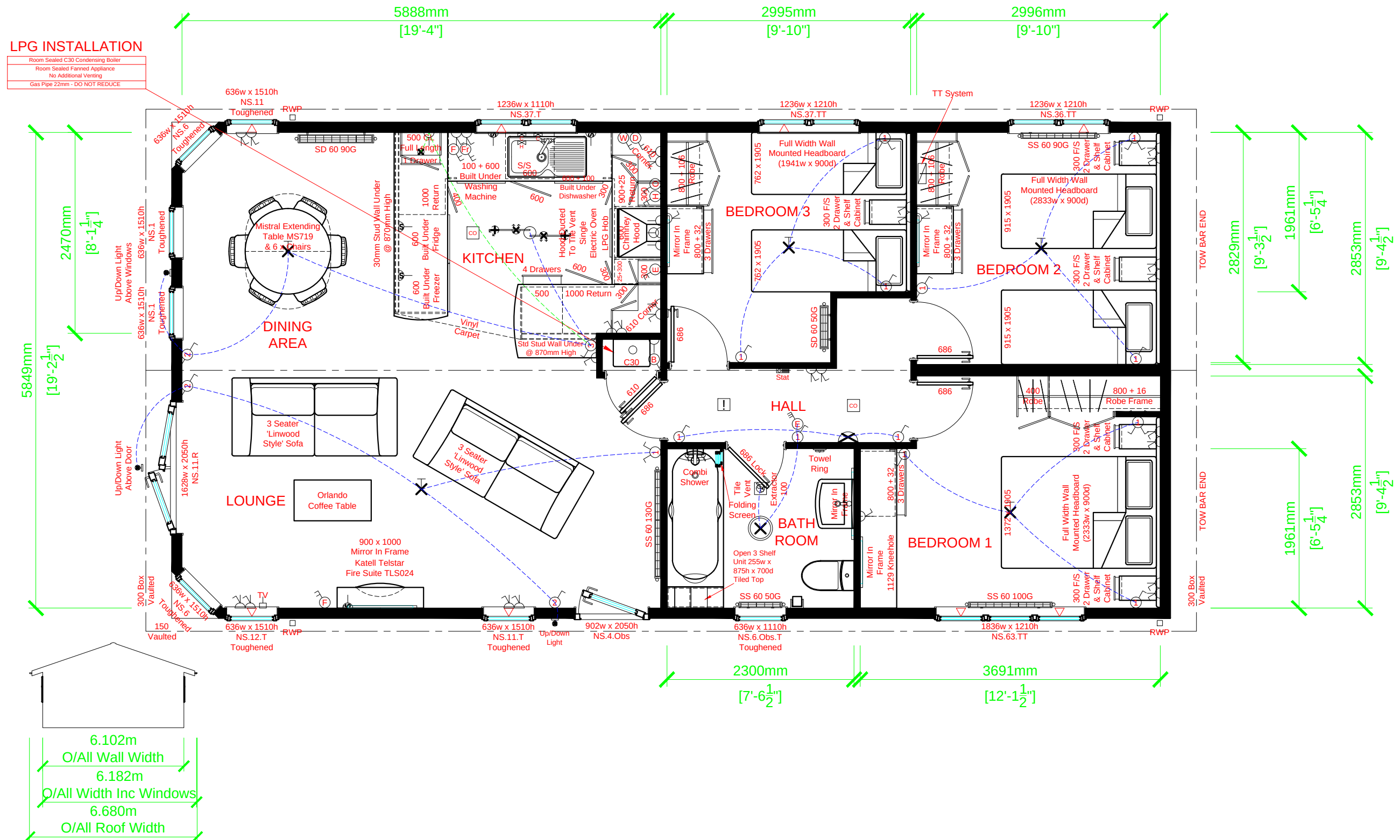
Omar Park Homes Ltd Std Plan 22

No:	Revision:	Date:	Date:		
			Scale:	1:55	
			Drawn By:		
			Drawing No:		
			Serial No:		
This home is designed in accordance with B5.3632					

13° Vaulted Ceiling Throughout

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London Road, Brandon, Suffolk. IP27 0NE
Phone: 01842 810673 - Fax: 01842 814328

Overall Wall Length = 12.282m
Overall Wall Width = 6.102m
Furthest Projection From Wall (Front) = 0.318m
Furthest Projection From Wall (Rear) = 0.318m
Furthest Projection From Wall (Nearside) = 0.289m
Furthest Projection From Wall (Offside) = 0.289m

Omar Park Homes Ltd Std Plan 22

No:	Revision:	Date:	Date:		
			Scale:	1:50	
			Drawn By:		
			Drawing No:		
			Serial No:		
			This home is designed in accordance with B5.3632		



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- BOUNDARIES**
- SITE BOUNDARY**
TO BE AGREED WITH DCB LEISURE
 - OWNERSHIP BOUNDARY**
TO BE AGREED WITH DCB LEISURE
- EXISTING**
- RETAINED SHRUBS AND HEDGEROWS**
 - RETAINED TREES**
 - RETAINED GRASSLAND OVERSEEDED / ENHANCED WITH WILD FLOWER MIX**
 - EXISTING ASPHALT ACCESS ROAD**

- PROPOSED SOFT LANDSCAPE**
- FEATURE TREES**
20-30M GIRTH
 - PARKLAND TREES**
10-20M GIRTH
 - NATIVE WOODLAND MIX**
 - MEADOW GRASSLAND**
 - AMENITY GRASSLAND**
 - NATIVE HEDGEROW**
 - MARGINAL PLANTING**
 - EMERGENT PLANTING**
- PROPOSED HARD LANDSCAPE**
- GRAVEL TRACKS**
TO BE SPECIFIED BY DCB LEISURE

- ECOLOGICAL ENHANCEMENTS**
- BIRD BOX LOCATIONS**
REFER TO PLAN & ECOLOGY NOTES FOR INFORMATION
 - BAT BOX LOCATIONS**
REFER TO PLAN & ECOLOGY NOTES FOR INFORMATION
 - REPTILE HIBERNACULA**
REFER TO PLAN & ECOLOGY NOTES FOR INFORMATION
 - EGG LAYING HEAPS**
REFER TO PLAN & ECOLOGY NOTES FOR INFORMATION

NOTES IN REFERENCE TO ECOLOGICAL ENHANCEMENTS:
(IMPORTANT: ALL BAT AND BIRD BOXES SHOULD BE AFFIXED TO TREES USING ALUMINIUM NAILS/SCREWS ONLY)

- BATS:**
- 2 X IMPROVED CREVICE BOXES (TREBLE CREVICE) TO TARGET SOPRANO PIPSTRELLES (OR SIMILAR)
 - 2 X IMPROVED CAVITY BOXES (OR SIMILAR) TO TARGET BROWN LONG-EARED
 - 2 X MIRAMERE BOXES (OR SIMILAR) ON BIG TREES TO TARGET SOPRANO PIPSTRELLES
 - 2X LARGE TWIN CREVICE BARK BOXES (OR SIMILAR) TO TARGET BROWN LONG-EARED

- BIRD BOXES SHOULD BE ERCTED ON THE MAIN STEM OF TREES IN A SECURE LOCATION ON EITHER A SOUTH-WEST OR SOUTH-EAST ORIENTATION AT A MINIMUM HEIGHT OF 3 M WITH A CLEAR FLIGHT PATH TO THE BOX ENTRANCE**
- BIRDS:**
- 2 X VIVARA PRO WOODSTONE STARLING NEST BOXES (OR SIMILAR), TO BE SPACED BETWEEN 2.5-4M APART TO ALLOW FOR COLONY NESTING BEHAVIOR
 - 10 X VIVARA PRO SEVILLE 30MM WOODSTONE NEST BOXES (OR SIMILAR) TO TARGET RESTARTS (HOUSE SPARROWS)

- BIRD BOXES SHOULD BE ERCTED ON THE MAIN STEM OF TREES IN A SECURE AND SHELTERED LOCATION, PREFERABLY ON A NORTH-FACING ORIENTATION AT A MINIMUM HEIGHT OF 3 M WITH A CLEAR FLIGHT PATH TO THE BOX ENTRANCE**
- REPTILES:**
- 3 X EGG LAYING HEAPS (SUMMER) FOR GRASS SNAKES, TO BE SOUTH ORIENTATED AND NOT SHADED.
 - 4 X HIBERNACULA

OPTIONAL: CREATION OF BRASH PILES FROM ARISINGS OF TREE AND SCRUB CLEARANCE WITHIN DISCRETE GRASSLAND GREENSPACES CLOSE TO DENSE SCRUB

GENERAL
All operations shall be carried out by a suitably experienced Landscape Contractor (the Contractor) in accordance with the best practice methods for the works as outlined below.

In addition to standards listed within the specification, all works shall conform to the following British Standards:-

- BS 5837:2012 - Trees in Relation to Design, Demolition and Construction.
- Recommendations:
 - BS 4409:1989 - Code of Practice for General Landscape Operations (excluding hard surfaces)
 - BS 8901:2013 - Specification for Topsoil
 - BS 8901:2013 - Specification for Subsoil
 - BS 8901:2013 - Specification for Nursery Stock
 - BS 8945:2014 - Trees: From nursery to independence in the landscape.
 - Recommendations:
 - BS 3698:2010 - Tree Work, Recommendations

The Contractor shall submit the following samples of goods, materials, certificates and tests to the Landscape Architect for approval:-

- List of suppliers for Goods & Materials
- Procurement proposal and provenance certification for native tree and shrub stock grown from Forestry Commission provenance zone 402 or 403
- Samples of compost, slow release fertiliser and tree / shrub shelters / guards

These samples shall be supplied a minimum of 7 days before use and in sufficient time for to be approved by the Landscape Architect before works are to be commenced on site.

VEGETATION REMOVALS & PROTECTION
All existing vegetation that has been retained should be protected in line with the recommendations of BS 5837 and those protection methods shall remain in place until the site works are complete.

GROUND PREPARATION
Care must be taken to ensure no damage occurs to existing vegetation as a result of ground preparation and planting works. The Contractor shall make good any such damage to existing trees, plants or grassland at their own expense and to the satisfaction of the Landscape Architect. Where new native tree and shrubs are planted in areas of established grass, the area is to be treated to create weed free planting stations as described below and to the densities specified on the adjacent plan.

SOIL PREPARATION
Soil
Site won or imported topsoil and subsoil shall meet the requirements of BS 3692:2013 and BS 8901:2013 and approved by the Landscape Architect.

Any imported topsoil samples shall be tested and approved by the Landscape Architect prior to use. The following parameters shall be requested (methods in accordance with BS3692:2007):

1. Visual examination to record Munsell colour, moisture status, aerobic state, soil structure, texture, stones (size & shape), the presence of any deleterious materials
2. pH Value (1:2.5 soil:water extract)
3. Electrical Conductivity (1:2.5 soil:water extract)
4. Electrical Conductivity (1:2.5 soil:CaSO4 extract)
5. Exchangeable Sodium Percentage
6. Particle Size Analysis (clay, silt, & sand) - USGA sieve sizes)
7. Particle Size Analysis (clay, silt, sand)
8. Total Nitrogen (% - Dumas Method)
9. Total Nitrogen (% - Dumas Method)
10. Extractable Phosphorus, Potassium & Magnesium (RB427 Method)
11. Organic Matter (%)
12. Carbon Nitrogen ratio (by calculation)
13. Calcium Carbonate (%)
14. Potential Contaminants

Additional samples and/or additional testing may be required if the initial results are not satisfactory or conclusive

Site won or imported soils (subsoil and topsoil) are expected to be adequate for planting and should be to the following minimum depths:-

- Large trees (Semi-Mature) - 1000mm (600mm imported or site won subsoil & 400mm imported or site won topsoil)
- Trees (Extra Heavy Standard) - 1000mm (700mm imported site won subsoil & 300mm imported or site won topsoil)
- Heavy Standard & Below - 600mm (300mm imported site won subsoil & 300mm imported or site won topsoil)

Woodland & Hedgerows - 600mm (300mm site won or imported subsoil & 300mm site won or imported topsoil)

Armeny grass area - 100mm (150mm site won or imported subsoil & 150mm imported or site won topsoil)

Wildflower & Marginal Planting - 150mm (150mm suitable and friable site won subsoil)

Should depths of soils not fall within these minimum standards soil depths will be increased using imported soil to BS 3692 or existing approved soil from elsewhere on site.

Soil finished levels to be minimum 50mm above adjacent hardstanding.

SOL HANDLING
Site won topsoil / subsoil will be stored in locations as agreed by the Site Manager and in line with the British Standards a

Prior to topsoil re-spreading, subsoil should be de-compacted (ripped) to a minimum depth of 600mm and at 600mm centres using appropriate equipment. Two weeks prior to topsoil re-spreading, the subsoil should be treated with non-residual herbicide and any green waste removed.

All planting areas will be hand stone picked down to 50mm before planting commences.

For tree and shrub planting it is recommended to apply and incorporate suitable compost eg. PAS100:2011 / Landscape Institute WAP grade green compost. The Contractor shall supply Method Statement for all sowing operations (eg. importation, handling, stockpiling, setting out, spreading, cultivation, amelioration, tree pit construction). Method statement shall be submitted for written approval by the landscape architect.

COMPOST, FERTILISER & ANTI-DESICCANT
Planting compost shall be peat-free organic composted material graded <25mm and free from non-biodegradable material or contamination of any kind. Planting compost shall have an analysis of:-

	g/5
pH	6.5
Conductivity	600-3000 us/cm
Available Nitrogen as NO	35-300 mg/l
Available Phosphorus as P2O5	75-250 mg/l
Available Potassium as K2O	1500 mg/l
Available Magnesium as Mg	75-400 mg/l

Testing for pH, conductivity and volume shall be in accordance with the methods listed in BS 4156:1990. The compost shall be sterilised and supplied by a reputable source approved by the Landscape Architect. The Contractor shall supply the Landscape Architect with a certificate to prove that the compost has been sterilised and the compost shall have a COSH Certificate.

Compost shall be cultivated into each planting station at a rate of 10 litres per pit.

To each planting station, the Contractor shall supply and incorporate a slow release fertiliser (EriMag or similar, approved by the Landscape Architect), in accordance with the manufacturer's guidance.

Anti-transpiration sprays, root dips, anti-desiccant soil additives or other forms of desiccant, as agreed with the Landscape Architect, shall be used for all woody plant material.

NATIVE WOODLAND PLANTING
Tree and shrub plant material from other than British origin shall not be acceptable under any circumstances.

Plants shall be supplied and handled in accordance with BS 3696 and the Horticultural Trades Association's National Plant Specification. All bare rooted plant stock shall be protected with a neoprene root dip prior to planting, with details of the root dip advised to the Landscape Architect for approval and used in accordance with the manufacturer's instructions.

A planting pit of 300mm x 300mm x 300mm shall be excavated for the new native woodland trees and shrubs, with any undesirable materials larger than 75mm in any dimension removed and disposed of off site. Planting pits shall not remain open for longer than 24 hours.

After correct positioning of the plant, each pit shall be backfilled with a viable topsoil mix comprising 80% existing topsoil and 20% peat-free organic compost, incorporating slow release fertiliser.

All plants shall be planted at their nursery mark. The Landscape Architect shall require the lifting and re-planting of any plants that are not planted at their correct level.

After the roots of the plant have been covered, the Contractor shall firm the soil by treading with the heel, adding more soil where necessary to bring the surface level to that of adjacent areas.

establishment maintenance period.
All chemicals used shall be non-toxic to humans, birds and animals under normal use. Chemicals not on the current list of Agricultural Chemicals Approved Scheme shall not be used. Soil acting residual, contact and translocated herbicides shall be applied as necessary.

CONTROL OF RABBITS & GRAZING
For the duration of the planting and establishment maintenance period, the Contractor shall ensure effective rabbit and grazing damage control to the entire area of additional woodland planting, with the performance objective of preventing any damage to new planting. The Contractor shall be responsible for identifying any areas with the potential for damage and providing suitable control.

Control measures shall include:-

- installation and maintenance of fences, shelters or guards
- blocking of entry / exit points, burrows and nests
- any other measures considered necessary by the Contractor or Landscape Architect

The means by which the new planting is effectively protected is for the Contractor to determine. The requirement for individual plant shelters / guards specified above should be noted and may be considered to provide rabbit protection. The Contractor shall maintain these throughout the planting and establishment maintenance period. It should be noted that the use of spiral and open net guards is not acceptable.

Should the Contractor choose to protect areas of planting through the use of fencing, the Contractor shall agree the type of fencing with the Landscape Architect.

Any planting damaged by rabbits or grazing during the planting and establishment maintenance period shall be replaced by the Contractor, at their own expense, during the next available planting season and maintained until the end of the establishment period.

RECTIFICATION PERIOD
For a period of 12 months (36months for semi-mature trees) from the date of Practical Completion of the works, the Contractor shall replace at their own expense all plants which are missing, found dead or in the opinion of the Landscape Architect are failing to make satisfactory extension growth.

Only plants damaged by vandalism shall be replaced at the cost of the Employer.

All plants shall be replaced in accordance with the original planting specification. Large trees (Semi-Mature) to be underground anchored. Platipus Dman Anchor System, Platipus M or similar.

Any replacement planting carried out immediately prior to the defects date shall receive a minimum of 12-months maintenance.

REMOVAL OF INVASIVE / HAZARDOUS SPECIES ON SITE
Giant Hogweed has been identified on site, appropriate measures to remove this must be taken by a qualified contractor before other planting is carried out.

Excavation is the suggested method by clearing of surface growth and the removal of ground material polluted with roots and seeds. Spraying is an alternative method.

Measures to reduce the risk of any cutting and removal works should include but are not limited to:

- The establishment of an exclusion zone around any Giant hogweed plants identified on site and around any cutting/removal works. Only personnel involved in the removal of this species should be permitted entry to this exclusion zone.
- Due to the risk of contact with sap from the plant, removal by hand should be avoided and not considered once the plant has grown above 1 metre in height.
- Risk associated with this species should be outlined to employees prior to work commencing.
- The use of full wet weather clothing with gloves and face visor or similar to undertake any cutting or removal of this species.
- The provision of washing facilities and eyewash for operatives involved with the works.

Giant Hogweed is classed as controlled waste, so it needs to be properly disposed of after removal. Although this can be achieved through composting, large amounts should be disposed of in a licensed landfill.

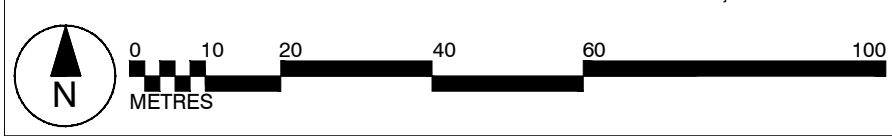
On going monitoring of the site to identify any new growth and appropriate steps taken to eradicate should be taken as detailed in the Landscape Maintenance and Management Plan refer: BMD 18.030.RP.P001

MAINTENANCE
Refer to Landscape Maintenance and Management Report (BMD 18.030.RP.P001) for details on maintenance.

WATERING
All plants shall be watered in as appropriate after planting, to ensure planting pits are refilled to field capacity. As a rough guide, each plant station should receive 4.5 litres to achieve complete saturation.

Watering is at the discretion of the Contractor to ensure healthy growth of all plants.

WEED CONTROL
The Contractor shall ensure that the area subject to additional native planting is kept free of weeds at all times throughout the duration of the planting and



Rev	Description	Date
1	Information	
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd 6 The Courtyard Hutton Technology Park Dark Lane Hutton Warwickshire CV35 8XB		
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Client		
DCB LEISURE		
Project		
BOSWORTH WATER PARK		
Drawing Title		
SITE WIDE - LANDSCAPE GENERAL ARRANGEMENT		
Drawn	Checked	Approved
RR	MP	MP
18.030	Scale	Sheet Size
	1:1000	A1
Drawing Number		Revision
BMD 18.030.DR.P101		



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Client

DCB LEISURE

Project

BOSWORTH WATER PARK

Drawing Title

SITE WIDE - LANDSCAPE GENERAL ARRANGEMENT

Drawn

Checked

Approved

18.030

Scale

Sheet Size

A1

Revision

Bosworth Water Park



Plan shows area bounded by: 437928.76, 302599.5 439083.75, 303334.5, OSGrdRef: SK3850 296. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Ecological Mitigation Report for planning application ref:
18/00732/FUL

KYNGS GOLF COURSE & COUNTRY CLUB
STATION ROAD
MARKET BOSWORTH
LEICESTERSHIRE
CV13 0PE
Grid Ref 395 033

Proposed Mitigation Strategy

Planning Application

Ref: WCL/ MS /0618R2



The Contents of this Document are
Confidential

Wildlife Consultants Limited

6th JU LY 2018

MITIGATION STRATEGY

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<i>ISSUE</i>	<i>DATE</i>	<i>STATUS</i>	<i>WRITTEN BY</i>
<i>NUMBER 4</i>	<i>16 JULY 2018</i>	<i>COMPANY SECRETARY</i>	<i>R. S. DAVIES</i>

MITIGATION STRATEGY

B SUMMARY

Wildlife Consultants Limited were instructed by Mr. Brian Mullin (Agent) of Marrons Planning to prepare a Mitigation Strategy to include Great Crested Newt with regard to the re-submission of refused planning application (LPA ref: 17/00528/FUL) for the erection of multi-functional recreational building, the erection of a golf simulator building, the erection of a golf buggy garage, formation of a new car parking areas and new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping at Kyngs Golf And Country Club, Station Road, Market Bosworth.

The comments from the County Senior Planning Ecologist to the Planning Officer were noted for the refused application:

"Hello Jenny,

We've now had a chance to have an initial look over this application. The survey submitted (Wildlife Consultants Limited, May 2017) indicates that no great crested newts (GCN) were recorded in any of the ponds on site. The report concludes that no mitigation is necessary. However, we are concerned that mitigation for the off-side population may be needed. The Natural England risk assessment (as shown on page 13 of the report) should also include 1-5ha of 'lost' habitat within 100-250m of a GCN Pond. This changes the result of the assessment to Amber: Offence Likely. We would therefore recommend that the ecologist is asked to produce a mitigation plan taking this into account; for example by the use of reasonable avoidance measures.

The report also indicates that Teal were recorded on site. This is an uncommon species outside of large waterbodies. It is not clear what species were recorded breeding on the site, could this be confirmed?

We are disappointed to see that there has not been a habitat survey submitted; and the report does not consider the potential impact of the development on the ponds (new island/building over) apart from any impact on GCN, should they have been recorded on site. The impact on the pond habitats should be considered and we would like to visit the site, if possible, to make an assessment of the habitat value of these ponds. Do we still have time to do this? At the present time we would be concerned with the development and its potential impact on habitats.

Best Wishes,

Kirsty

Kirsty Gamble

Senior Planning Ecologist

Leicestershire and Rutland Environmental Records Centre

Planning, Historic and Natural Environment Team

Leicestershire County Council

Email: Kirsty.Gamble@leics.gov.uk

Planningecology@leics.gov.uk

Room 200, County Hall, Glenfield, Leicestershire. LE3 8RA"

MITIGATION STRATEGY

Prior to the proposed resubmission a site meeting was held with Kirsty Gamble and a colleague, Brian Mullin, George Denny and Robert Davies to discuss the new plans for the site and the Mitigation works that should be undertaken with Kirsty Gamble subsequently forwarded the following comments to Brain Mullin:

“GCN

The off-site pond (adjacent to the access road) was surveyed in 2013, as there was an application made in 2013 for houses on the site. This was refused by HBBC. The data is publically available on the HBBC planning website, but I have attached it for ease (document ref 1409Z-14). We then have a record from the same pond in 2016; it’s just a line in a spreadsheet rather than a report. Our database record is as follows:

	Species Name	Date	Grid Reference	Site Name	Abundance	Record Type	Notes	Recorder
  	Great Crested Newt (<i>Triturus cristatus</i>)	25/05/2016	SK3946903235	Market Bosworth, Pond north of Station Road (GCN Pond)	12 individuals	 Range of methods		FPCR

Which indicates that a medium population was present. At the moment, we assume that there is still a medium population of GCN on the neighbouring site.

The mitigation strategy for GCN should include both a short-term strategy for the works (while the new buildings/car park are being completed) and a longer-term connectivity strategy. Longer term we would be satisfied with the use of the boundary ‘banks’ for GCN mitigation and this should connect both to the north and across the south of the site to the pond on the east (adjacent to the neighbouring dwelling). These will ideally require some management long-term.

If access to the off-site pond is not granted we would require written evidence of this within a report. If access is granted, updated surveys should be completed.

Ponds

All of the ponds within the red-line boundary, and the pond on the eastern boundary meet Local Wildlife Site criteria. We would therefore recommend that a minimum of a 6m buffer is in place around the site. This should comprise semi-natural vegetation, this could include leaving the existing grassland to grow longer – or the planting of meadow grassland.

Habitat Enhancement

The proposed development would allow for a biodiversity enhancement in the area. The obvious one that we discussed was the creation of more meadow grassland and we would like to see this created around the eastern pond (outside of the current proposed red line boundary) as well as to the east of the access track near the proposed holiday units.

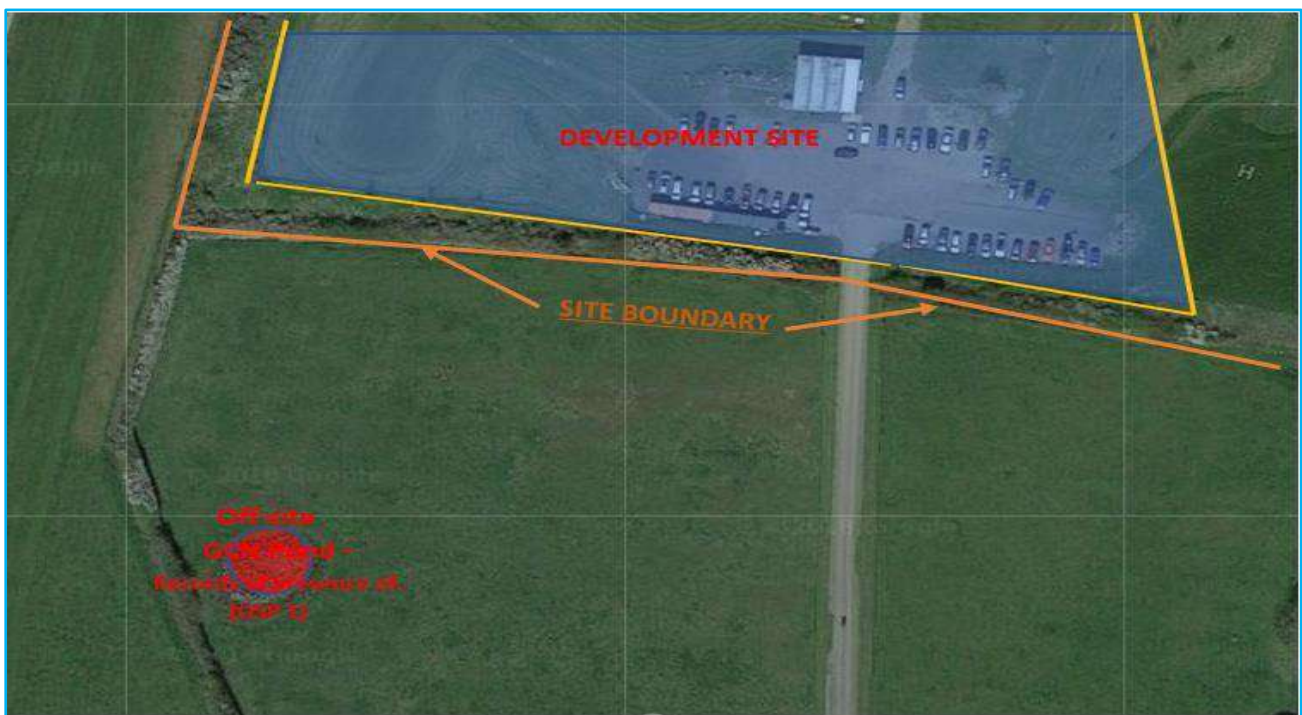
MITIGATION STRATEGY

Landscaping and Habitat Management Plan

These should incorporate the biodiversity habitats as well as the amenity areas. As mentioned, we find it really helpful if landscaping plans can either be coloured or sent in the post. We're only able to print at A3 and plans where the density of patterns reflects the landscaping proposals are very difficult to interpret."

GREAT CRESTED NEWT

The previous application ref.: 17/00528/FUL - Kings Golf and Country Club, Market Bosworth was refused for with one of the reason for refusal were the comments from the County Ecologist – *"We've now had a chance to have an initial look over this application. The survey submitted (Wildlife Consultants Limited, May 2017) indicates that no great crested newts (GCN) were recorded in any of the ponds on site. The report concludes that no mitigation is necessary. However, we are concerned that mitigation for the off-side population may be needed. The Natural England risk assessment (as shown on page 13 of the report) should also include 1-5ha of 'lost' habitat within 100-250m of a GCN Pond. This changes the result of the assessment to Amber: Offence Likely. We would therefore recommend that the ecologist is asked to produce a mitigation plan taking this into account; for example by the use of reasonable avoidance measures."*



Plan 1: Off-site pond in relationship to development site

MITIGATION STRATEGY

Additional Records have been supplied confirming the presence of GCNs in 2016:

	Species Name	Date	Grid Reference	Site Name	Abundance	Record Type	Notes	Recorder
☐  	Great Crested Newt (<i>Triturus cristatus</i>)	25/05/2016	SK3946903235	Market Bosworth, Pond north of Station Road (GCN Pond)	12 individuals	 Range of methods		FPCR

These records indicated a “Medium Size Population” being present within the “Off-site” Pond (OSP 1) and following a site meeting the client confirmed permission from the landowner of this Pond to undertake further surveys for the presence of GCNs and to subsequently prepare a Mitigation Strategy for the impending re-submission of a Planning Application.

The additional information and current surveys confirm the continued presence of Great Crested Newts within the “Off-site Pond” and a Mitigation Strategy has been prepared.

In line with the GCN survey guidelines the off-site pond was surveyed 4 times in May with two additional surveys undertaken in June to try and establish a size assessment with newts being present.

PONDS

The positioning of the Cabins adjacent are to be moved 6 metres from the edge of the ponds and not to constructed over the ponds and a buffer zone to be sown with a wild flower meadow mix between the cabins and the water’s edge.

A similar buffer zone is to be created along the ditch course running through the site.

See Landscape Management Plan for detail.

HABITAT ENHANCEMENT

Additional areas outside the proposed development site to be also sown with a wild flower mix to the Eastern side of the current golf course and thus creating an area of connectivity for foraging and dispersal for newts from the proposed line of the Newt Barrier fence and Pond 2 (identified in the previously submitted report), the area will cease to be managed as amenity grassland (mown golf course).

LANDSCAPING AND HABITAT MANAGEMENT PLAN

A Master Landscaping Plan is being prepared separately to include the above Habitat Enhancement and to include the areas around the cabins / ponds and ditch. Please see separate Plan.

MITIGATION STRATEGY

A summary of the Mitigation Strategy are as follows:

- **A Medium Population** of Great Crested Newts has been identified within 100 meters of the site.
- **Licence:** Natural England (Licencing Authority) Low Impact Licence would be required if the Planning Authority, in consultation with the County Ecologist, do not Condition the erection and maintenance of the Great Crested Newt(GCN) fence as proposed within this report as part of any Planning Permission Granted.
- **Mitigation** for GCN's is required.
- **GCN** barrier fencing required as part of any successful determination of the planning application.
- **Pre-commencement** surveys required.
- **Post development** strategy required.
- **No mitigation** for badgers is required.
- **Location of Cabins to Ponds** has been amended to give a 6 metre buffer zone from the ponds.
- **Planting** of rushes and stocking of fish fry in / around Pond 11 to encourage the presence of Teal (Pond 11 is within the golf course but beyond the proposed development site & application site).
- **6 metre buffer zone of wild flower mix** to be sown between the cabins and ponds.
- **6 metre buffer zone** of wild flower mix to be sown alongside the ditch running through the site.
- **Wild flower mix** to be sown to the east of the site connecting the GCN fence and Pond 2 (see previous report).

C INTRODUCTION

Wildlife Consultants Limited were instructed by Mr. Brian Mullin (Agent) of Marrons Planning to prepare a Mitigation Strategy to include Great Crested Newt with regard to the re-submission of refused planning application (LPA ref: 17/00528/FUL) for the erection of multi-functional recreational building, the erection of a golf simulator building, the erection of a golf buggy garage, formation of a new car parking areas and new access roads and the proposed erection of 15 golf holiday homes and all associated ancillary works and landscaping at Kyngs Golf And Country Club, Station Road, Market Bosworth.

MITIGATION STRATEGY

Following a site meeting with the agent, client and Kirsty Gamble the following Mitigation Strategy has been prepared having due regard to current legislation and a Medium Population of GCNs being confirmed.

D1. GCN

D MITIGATION STRATEGY



Plan 2: Location of Proposed Great Crested Newt Barrier/ Exclusion Fence

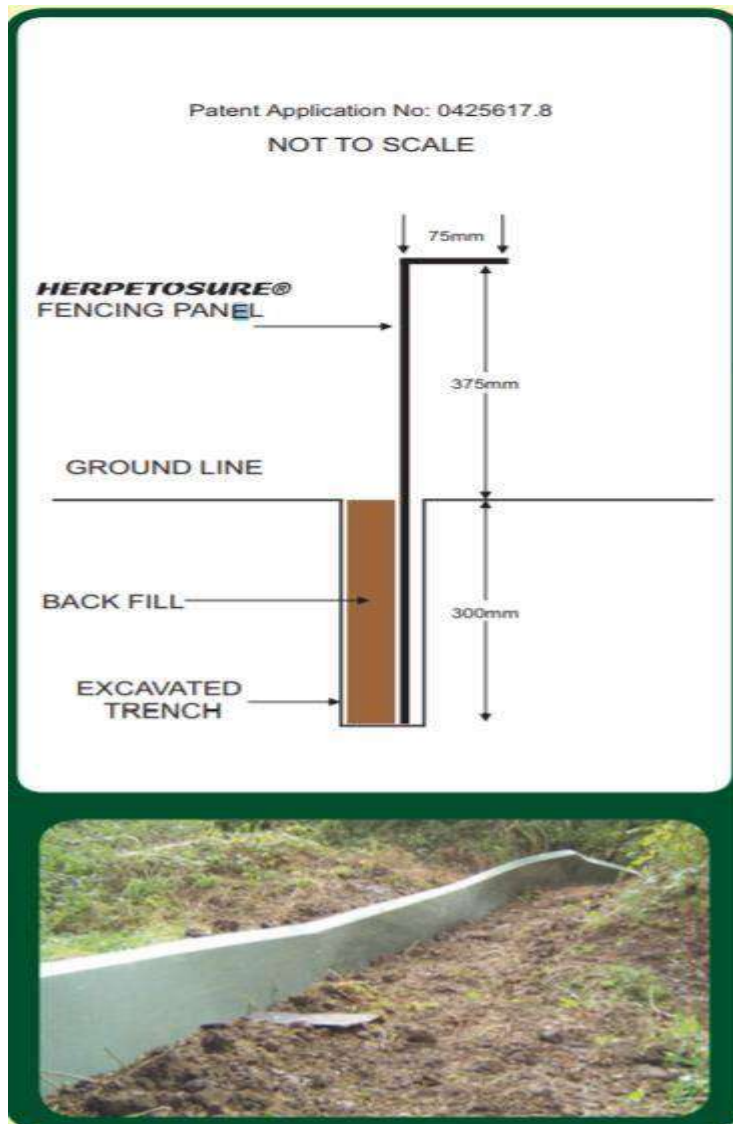
D1.1 GCN – Exclusion / Barrier Fence

The Exclusion Fence to be erected as indicated by the YELLOW LINE – Plan 2.

Erection of the fence to be on the “inside” of the hedges, i.e. between the proposed development site and hedges - “Exclusion Zone”.

MITIGATION STRATEGY

D1.2 Exclusion Fence – *example.*



Permanent fence panel size; 3000 X 750 X 4mm green recycled polypropylene panels

D1.3 Objective of the fence

- i. The objective of the fence is to prevent access of Great Crested Newts from the current, resting and foraging grounds adjacent to the site onto the proposed development site during the development phase and beyond.

MITIGATION STRATEGY

- ii. To highlight the development boundary and prevent storage of development materials within the “Exclusion Zone”.
- iii. To highlight the development boundary and prevent development machinery entering into the “Exclusion Zone” during development works.

D1.4 Pre-development surveys

- i. The removal of the vehicles, machinery and other materials from within the proposed site and hardstanding to be undertaken with due care and diligence in association with a Fingertip search in conjunction with their removal.
- ii. A Fingertip search is undertaken of the proposed line of the Barrier Fence prior to erection.
- iii. All fingertip searches to be undertaken by a licenced ecologist.
- iv. Four Hibernacula are created within the exclusion zone.

D1.5 Development works

- i. A Tool Box Talk is given, by a licenced ecologist, to the developer and site employees prior to works commencing, with regard to the presence of GCN’s within the immediate area and the measures that have been implemented on site: Exclusion Zone, along with the actions to be taken if GCN’s are found on site or suspected as being on the development site.
- ii. No machinery or building materials to be stored within the exclusion zone.
- iii. Demolished buildings / materials to be removed directly off site.
- iv. Building materials to be stored off ground level – use of pallets / staging.
- v. The use of skips on site for storage of arising rubble / waste from the development site.
- vi. Throughout the development process the exclusion fence must be maintained.
- vii. The fence should be inspected at the close of play every working day and a log of the inspection kept for verification.
- viii. An ecologist should be commissioned to visit on a monthly basis to check the fence and the inspection log during the development works.

D1.6 Post Development works

- i. The Barrier Fence to be retained after development is completed with enhanced planting of the exclusion bank to be undertaken.

D2. PONDS

The positioning of the Cabins adjacent are to be moved 6 metres from the edge of the ponds and not to constructed over the ponds and a buffer zone to be sown with a wild flower meadow mix between the cabins and the water’s edge.

A similar buffer zone is to be created along the ditch course running through the site.

MITIGATION STRATEGY

D3. HABITAT ENHANCEMENT

Wild flower mix to be sown to the Eastern side of the current golf course creating an area of connectivity for foraging and dispersal for newts from the proposed line of the Newt Barrier fence and Pond 2 to encourage / provide access to for additional sites for GCN's to breed, (identified in the previously submitted report), also an area along the banks side to the west of the site between the GCN fence and carpark, these areas will cease to be managed as amenity grassland (mown golf course).

D4. LANDSCAPING AND HABITAT MANAGEMENT PLAN

See the separately prepared Master Landscaping Plan to include the above Habitat Enhancement and to include the areas around the cabins / ponds and ditch.

D5. TEAL

Teal were recorded within the Golf Course as a whole, during the previous survey in 2017.

To enhance the potential for Teal, including nesting potential within the golf course as a whole the following measures should be considered. The area is beyond the site of the current development proposals.

Pond Enhancement: Having considered the layout of the existing golf course, its proximity to the proposed development and future possible disturbance with its size and location, Pond 11 (as previously identified) is considered the most appropriate pond to encourage the presence of Teal to the benefit of site and area as a whole.

Mitigation Strategy Pond 11:

- 1) Stocking of the pond with tench, pike and perch < 400 kg / ha and to include fish fry.
- 2) Planting and creation of Reedbeds to the foreshore of the Pond.

D6. BADGER

The site was resurveyed for the presence of badgers and no additional evidence of the presence or use of the site by badgers was identified.

Mitigation Strategy:

Having reviewed the site for the presence of badgers and the effect the proposed development might have on any badger activity within the site as a whole it is considered no mitigation is required.

MITIGATION STRATEGY

E: RESULTS

E1: HABITAT SUITABILITY INDEX - Results relating to "Off-site Pond"

An assessment of the suitability of the accessible waterbody for great crested newts was undertaken using a the HSI methodology, as developed by Oldham et al (2000). The HSI scores ten suitability indices (factors thought to affect GCN) for a pond, both in the field and from a desktop study. The indices assessed are:

- Location (Area A, B or C within the UK);
- Pond Area (size in metre²);
- Permanence (how many times it may dry out in a decade);
- Water quality (invertebrate diversity);
- Shade (percentage of a waterbodies perimeter shaded);
- Fowl (impact of waterfowl if present);
- Fish (impact of fish if present);
- Pond Count (density of ponds within 1km)
- Terrestrial Habitat (quality of surrounding habitat);
- Macrophytes (percentage of surface area occupied).

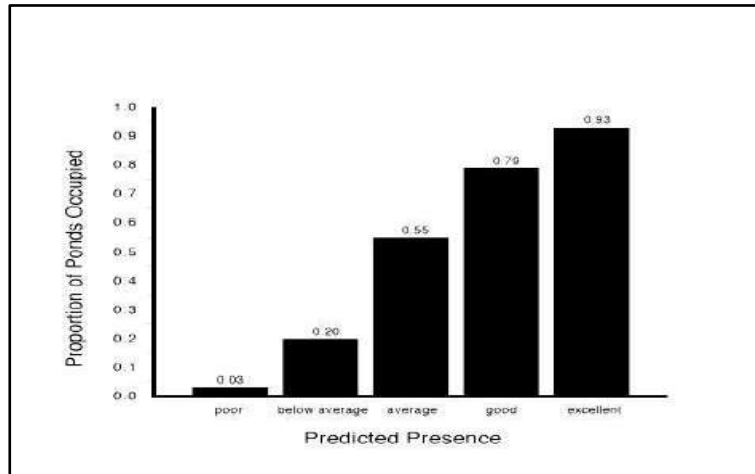
Pond ref	OSP 1
SI1 - Location	1
SI2 - Pond area	0.3
SI3 - Pond drying	0.5
SI4 - Water quality	1
SI4 - Shade	1
SI6 - Fow I	1
SI7 - Fish	1
SI8 - Ponds	0.95
SI9 - Terr'l habitat	1
SI10 - Macrophytes	0.3
HSI	0.73

Categorisation of HSI scores

Lee Brady has developed a system for using HSI scores to define pond suitability for great crested newts on a categorical scale:

- HSI Pond suitability
- <0.5 = poor
- 0.5 – 0.59 = below average
- 0.6 – 0.69 = average
- 0.7 – 0.79 = good
- > 0.8 = excellent

MITIGATION STRATEGY



E2: SURVEY RESULTS

Results relating to "Off-site Pond"

Records supplied from Local Records Office –

	Species Name	Date	Grid Reference	Site Name	Abundance	Record Type	Notes	Recorder
☐	Great Crested Newt (<i>Triturus cristatus</i>)	25/05/2016	SK3946903235	Market Bosworth, Pond north of Station Road (GCN Pond)	12 individuals	Range of methods		FPCR
☐	Great Crested Newt (<i>Triturus cristatus</i>)	09/06/2013	SK3946903235	Market Bosworth, Pond north of Station Road (GCN Pond)	6 individuals	Range of methods		FPCR

Current Survey Results 2018

Method	Time of year (months)									Licence recommended?*
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
Refuge searching										Yes
Egg searching										Yes, in Scotland and Wales No in England
Netting						L	L	L		Yes
Torching						L	L	L		Yes (see licensing text)
Bottle trapping										Yes

Table 5 Summary of survey methods for great crested newts, showing the months when techniques are most likely to be effective. Peak season (dark shading), other months when techniques may be effective (light shading) and times when they are generally much less likely to find newts (blank). L = technique likely to find larvae. * For guidance only. Check with your SNCO

MITIGATION STRATEGY

C4.2 Aquatic amphibian survey NB: This page prints in landscape format

Was an aquatic amphibian survey done? ☒ Yes ☐ No If no, proceed to next section.

Number of ponds surveyed: Number of survey visits per pond: >10 ponds or >6 visits, provide details in annex in same format.]

Surveyor name(s):

Important. Read before completing this section: Fill in relevant boxes in the table below (for visit 1) and those on subsequent sheets (for up to 5 later visits). Enter "0" where you did a survey and found no newts; leave box blank if no survey was done. In cases where different ponds were surveyed on different dates but effectively as part of the same "visit", enter the earliest date in "Date" box; click "No" in "Same date for all surveys" box; and give all dates in "Comments". To count as effectively the same "visit", surveys must be within 14 days of each other. This format is designed for a typical single season survey with typical methods and effort. Explain atypical methods/effort later (see later). For multiple year surveys, give details in annex (convert data to this format if possible). Use these tables to provide details only for the most recent season's survey. Append older survey results in full. Use consistent pond references. Automatic

Great crested newts - survey visit 1					Method:	Torch			Bottle-trap			Net			Egg search	Larvae
Date:						Torch power			No. of traps per pond						(any)	
Same date for all surveys?						500,000 - 999,999 cp			11-50 traps					eggs found?	method)	
					Sex/life stage:	Male	Female	Imm.	Male	Female	Imm.	Male	Female	Imm.		
Pond ref	Date	Air temp	Veg cover	Turbidity		0	0	0	0	0	0	0	0	0	No	No
No 1	3/5/18	16	5	0	Adult totals:	0			0			0				
Pond ref		Air temp	Veg cover	Turbidity		0	0	0	0	1	0	0	0	0	No	No
No 1	15/5/18	16	5	0	Adult totals:	0			1			0				
Pond ref		Air temp	Veg cover	Turbidity		0	0	0	0	1	0	0	0	0	No	No
No 1	23/5/18	17	5	1	Adult totals:	0			1			0				
Pond ref		Air temp	Veg cover	Turbidity		0	0	0	0	0	0	0	0	0	No	No
No 1	31/5/18	18	5	3	Adult totals:	0			0			0				
Pond ref		Air temp	Veg cover	Turbidity		0	0	0	0	2	0	0	0	0	No	No
No 1	9/6/18	18	5	1	Adult totals:	0			2			0				
Pond ref		Air temp	Veg cover	Turbidity		0	0	0	0	1	0	0	0	0	No	No
No 1	18/6/18	17	5	1	Adult totals:	0			1			0				

Other amphibian species - peak counts (enter additional information in appendix if necessary, eg very large population detected, or non-native species)						
Species:	<i>T. vulgaris</i>	<i>T. helveticus</i>	<i>R. temporaria</i>	<i>B. bufo</i>	<i>B. calamita</i>	
Pond ref	1-10 adults; no eggs or	Not found	Not found	Not found	Not found	
No 1	larvae					

NB. The Bottle Trapping surveys were not completed until mid- June, which may be considered outside the Peak Season, but were undertaken in conjunction with Torching, Egg and Larvae searches which were also undertaken in conjunction with the other surveys although it may not be considered within the optimum period to identify them.

MITIGATION STRATEGY

The surveys were commenced as soon as it was confirmed surveys were required of the “Off-site Pond” to the client from the County Ecologist.

Having considered all the results obtained, from all the surveys, confirming the presence of GCNs within the “Off-site Pond”, the population is being considered as a “Medium Size” population. The Mitigation Strategy has been prepared with this consideration and assumption in mind.

Off- site Pond is approximately 200m² and situated outside the development site > 100 metres It is dominated by:

Reedmace	<i>Typha latifolia</i> with
other aquatic vegetation consisting of:	
New Zealand Pigmyweed	<i>Crassula helmsii</i>
Rushes	<i>Juncus spp</i>
Water Star Wort	<i>Callitriche spp,</i>
Duck Weed	<i>Lemna spp,</i>
Willow herb	<i>Epilobium spp,</i>
Soft-rush	<i>Juncus effusus</i>
Brooklime	<i>V.beccabunga,</i>

NB. *New Zealand Pigmyweed is a Non Native Species and its presence tends to form dense mats, from 0.5m above water to depths of 3m under water, which shades out other plants. These can also apparently cause oxygen depletion of the underlying water leading to a decline in invertebrates, frogs, newts and fishes.*

The New Zealand Pigmyweed is present throughout the pond and forming significant coverage in places.

Application tools: (1) "Do I need a licence?" - rapid risk assessment

Caveats and limitations

This risk assessment tool has been developed as a general guide only, and it is inevitably rather simplistic. It has been generated by examining where impacts occurred in past mitigation projects, alongside recent research on new t ecology. It is not a substitute for a site-specific risk assessment informed by survey. In particular, the following factors are not included for sake of simplicity, though they will often have an important role in determining whether an offence would occur: population size, terrestrial habitat quality, presence of dispersal barriers, timing and duration of works, detailed layout of development in relation to new t resting and dispersal. The following factors could increase the risk of committing an offence: large population size, high pond density, good terrestrial habitat, low pre-existing habitat fragmentation, large development footprint, long construction period. The following factors could decrease the risk: small population size, low pond density, poor terrestrial habitat, substantial pre-existing dispersal barriers, small development footprint, short construction period. You should bear these mitigating and aggravating factors in mind

MITIGATION STRATEGY

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.3
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum	0.3
Rapid risk assessment result:	AMBER: OFFENCE LIKELY	

"Amber: offence likely" indicates that the development activities are of such a type, scale and location that an offence is likely. In this case, the best option is to redesign the development (location, layout, methods, duration or timing; see **Non-licensed avoidance measures tool**) so that the effects are minimised. You can do this and then re-run the risk assessment to test whether the result changes, or preferably run your own detailed site-specific assessment. Bear in mind that this generic risk assessment will over- or under-estimate some risks because it cannot take into account site-specific details, as mentioned in caveats above. In particular, the exact location of the development in relation to resting places, dispersal areas and barriers should be critically examined. Once you have amended the scheme you will need to decide if a licence is required; this should be done if on balance you believe an offence is reasonably likely.

Enter area in m ² :	200	=	0.0200 ha
Enter area in ha:		=	0 m<sup>2</sup>

Application tools: (3) Non-licensed avoidance measures

Background

Licensable activities should ideally be designed out of developments during the early planning stages. This should result in avoiding harm to great crested newt populations, and can save developers the time and expense of licensed mitigation measures. Many potentially licensable activities can in fact be avoided by careful planning of the development combined with simple precautionary measures. In many cases, adopting such an approach may mean that no licence is required (as no offence would be committed). Even when a licence is applied for because you decide an offence is likely, such measures can still be employed to reduce the level of harm to newt populations. This application tool helps you to plan non-licensed avoidance measures for common development scenarios. You may also use them in licensed projects to reduce impacts.

MITIGATION STRATEGY

Guidance on use, caveats and limitations

Check the list below for suggestions for avoiding impacts that might be appropriate for your project. You can use this in combination with the "Do I need a licence? Rapid risk assessment" tool to help you plan mitigation and decide on whether to apply for a licence. For schemes that cover a large area, you might use these tools to decide that only part(s) of the development should be subject to a licence. This section is based on an examination of approaches considered in recent projects, and is obviously generic. The suggestions may not be appropriate for your particular development, or may require fine-tuning to be helpful. Neither are they exhaustive: **we encourage you to develop your own ideas and let us know** so that we can include them in future guidance.

If you determine that no offences would be committed and therefore decide not to apply for a licence, it may be useful to keep a copy of the decision-making steps, and any precautions that will be taken. In some cases these might form the basis of a non-licensed method statement, to help a developer and their contractors understand how to carry out works with a minimal risk of breaching the law. If soundly produced, this might act as an audit trail and a "defence" in the event of any future queries about the development's effects on newts. Similarly, if you use these tools to determine that only part(s) of the development area should be subject to a licence, then it is helpful to include this rationale in the licence application, so that we can see why and how you have included and excluded particular areas in the licensed work.

Project element	Suggestions for avoidance measures
Location & layout	(a) Locate site as far as possible from potential breeding ponds and high quality terrestrial habitat. (b) Locate in areas subject to high pre-existing fragmentation. (c) Locate on hard, compacted ground with few fissures. (d) Design layout so that any hard landscaping is as far as possible from ponds, with retained habitat and soft landscaping toward ponds.
Timing & duration	(a) Restricting works to the winter period (when newts are rarely active above ground) is sensible if the project would not harm hibernation habitat. Projects with temporary habitat disruption and reinstatement, such as some pipelines, could potentially be done without any licensable activity in this way. (b) Keep duration of groundworks as short as possible. (c) Undertake during the day works that might only affect newts above ground.
Construction methods and special precautions	(a) Backfill trenches and other excavations before nightfall, or leave a ramp to allow newts to easily exit. (b) Raise stored materials (that might act as temporary resting places) off the ground, eg on pallets. (c) For pipelines, use directional drilling to cross areas of core habitat and dispersal routes. (d) Avoid installing structures that act as barriers close to ponds, or include gaps at ground level where walls or fences are unavoidable.

F DISCUSSION

The data collected is considered to provide an accurate population size class assessment. Therefore, the report assumes a 'Medium Size' population class is present and would not be classed as a "Large Size".

With the numbers recorded and the current use of the affected land, namely: golf course (amenity grassland), hardstanding and club house. The Mitigation Strategy is based upon this assessment of a "Medium Size" population and would be considered as the implementation of reasonable avoidance measures.

The current evidence confirms the presence of adult GCNs but none of the previous records or current surveys indicated the "Off-site" pond was a successful breeding pond and it is considered the erection of the GCN and sward enhancement and management around Pond 2 will increase the likelihood of GCNs habituating the pond in the future.

MITIGATION STRATEGY

Based upon the confirmed presence of GCNs within the Off-site Pond, it is the considered opinion of Wildlife Consultants Ltd the Mitigation Strategy as part of any Planning approval, by the Planning Authority in consultation with the County Ecologist, can be Conditioned or undertaken under a Natural England Low Impact Licence.

GCN Mitigation Strategy

1. A permanent Great crested newt barrier fence is erected between the site and the boundary hedge (see Plans 1 & 2 below).
2. The fence will maintain the access, resting site, harbourage and foraging grounds which currently exist within the site and prevent accidental access into the currently maintained amenity grassland.
3. The introduction of areas sown to a wildflower mix within the soft landscaping scheme will enhance the foraging areas within the golf course for GCNs.

If the Mitigation Strategy is not Conditioned as part of any approval by the Planning Authority, then a Natural England Low Impact Licence would be applicable for the implementation of the Mitigation Strategy.

The “Off-site” Pond will be unaffected by the proposed development, the existing resting and dispersal areas will be retained, it is therefore considered the proposed Mitigation Strategy will minimise any potential impacts upon GCN’s and will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The Mitigation Strategy will be implemented on a successful determination of the proposed planning application and under a Natural England (licensing authority) Low Impact Licence if it is not Conditioned as part of any Planning Approval by the Planning Authority.

G CONCLUSION & RECOMMENDATIONS

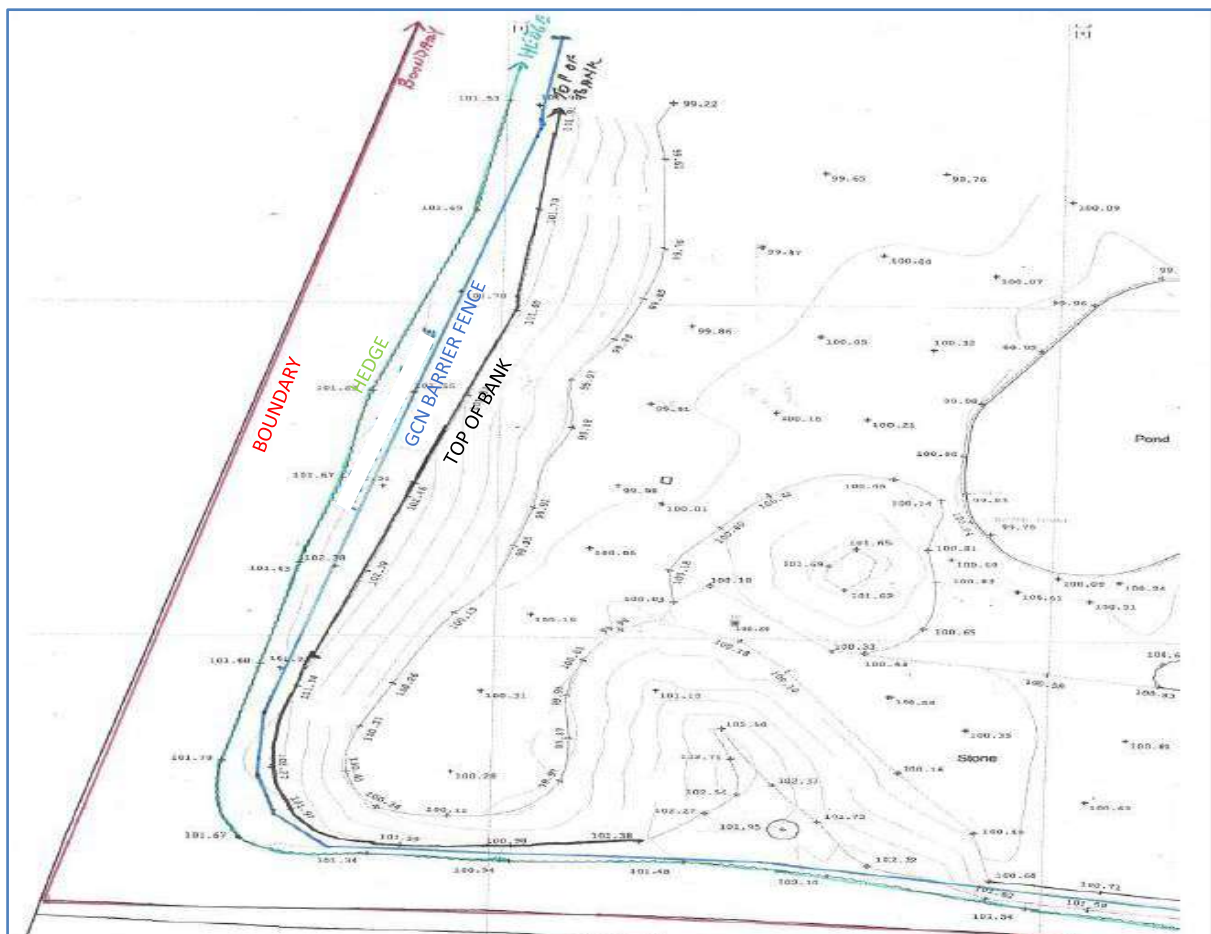
CONCLUSION

It is the considered opinion of Wildlife Consultants Ltd, having due regard the findings of this report, the comments made by the County Senior Planning Ecologist along to the interpretation of the current guidelines issued by Natural England, a Natural England (licensing authority) Low Impact Licence will be required if the Mitigation Strategy is not Conditioned as part of any granting of Planning Permission by the Planning Authority, in consultation with County Ecologist (consultee), as per this report and to be implemented prior to the commencement of any development.

MITIGATION STRATEGY

RECOMMENDATION

- I. The Mitigation Strategy for Great Crested Newts, as per this report is implemented as part of the granting of any Planning Permission.



Plan 1: Western Side

MITIGATION STRATEGY



Plan 2: Entrance & Eastern Side

- ii.) The Barrier Fence as per this Mitigation Strategy to be erected as a permanent fence and to include a “newt tunnel” under the access road and to be maintained in perpetuity.

MITIGATION STRATEGY



Example of GCN tunnel under a road

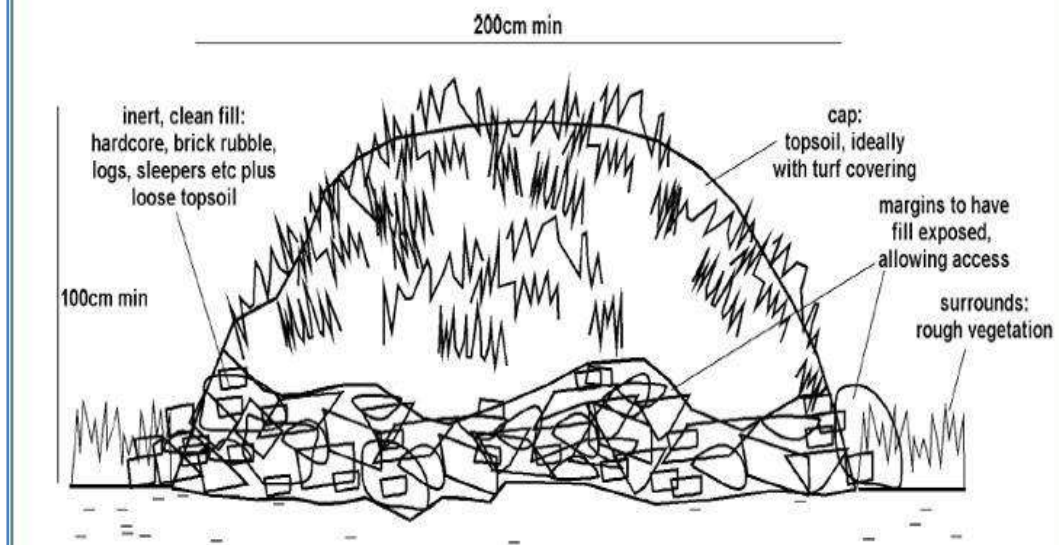
- iii) Four GCN Hibernacula's are created within the exclusion zone and to be retained in perpetuity.



Example of hibernaculum

MITIGATION STRATEGY

This design mimics artificial and natural conditions in which great crested newts have frequently been found over-wintering. Dimensions should not be below 2m length x 1m width x 1m height. The illustrated design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned across a site, both close to and distant from breeding ponds, always in suitable terrestrial habitat and above the flood-line.



Hibernaculum design

- iv All operations must take place under the supervision of a suitably experienced ecologist. Any GCN found during the searches will be relocated to the protection zone.

MITIGATION STRATEGY

H PICTURES



Pic 1: View of "Off-site Pond"



Pic 2: View of "Off-site Pond"



Pic 3: View of "Off-site Pond"



Pic 4: View of "Off-site Pond"

MITIGATION STRATEGY



Pic 5: View of "Off-site Pond"



Pic 6: View of "Off-site Pond"

I REFERENCES

Herpetofauna Workers' Manual	<i>Joint Nature Conservation Committee</i>	2003
Reptile Habitat Management Handbook	<i>Edgar, Foster & Baker</i>	2010
Great Crested Newt Mitigation Guidelines	<i>English Nature</i>	2001
Great Crested Newt Conservation handbook	<i>Froglife</i>	2001

ISSUE	DATE	STATUS	WRITTEN BY
NUMBER 4	16 JULY 2018	COMPANY SECRETARY	R. S. DAVIES

Preliminary Ecological Report (January 2024), prepared by
Arbtech