

PLANNING STATEMENT

(Inc: DESIGN & ACCESS COMPONENT)

THE PROPOSED ERECTION of A
GOLF LEISURE & HEALTH SPA

AND UPTO

126 GOLF HOLIDAY LODGES

AT THE

THE KYNGS GOLF & COUNTRY CLUB
STATION ROAD
MARKET BOSWORTH
LEICESTERSHIRE.

DECEMBER 2024
PROJECT:HMD/0574/2024

HMD
ARCHITECTURE
PLANNING &
SURVEYING

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1.00 INTRODUCTION

1.01 The Hybrid Planning Application seeks Planning Permission for the Erection of a Golf Leisure and Health Spa as a Full Planning Application and the Erection of up to 126 Golf Holiday Lodges as an Outline Planning Application (all Matters Reserved Except for Access) and with associated works at The Kyngs Golf & Country Club, Station Road, Market Bosworth, Leicestershire. CV13 ONP

1.02 The Golf Leisure and Health Spa (Full Planning) comprises of a health and wellness facility with a swimming pool, a hydrotherapy pool, two training swim pools, an ice plunge pool, saunas and changing washrooms, treatment rooms, gymnasium, dance studio, retail health/beauty units and includes a health bar.

1.03 The Golf Holiday Lodges (Outline Planning) comprises of up to 126 Lodges with illustrated design combinations for 1 Bedroom and 2 Bedroom Holiday Lodges.

1.04 The Kyngs Golf & Country Club covers an area of circa: 126 acres and the subject planning submission(s) are contained wholly within the existing curtilage of the same.

1.05 The Application Site(s) encompasses a combined site area of 3.91ha

- Golf Leisure & Health Spa + Access Track = 0.33ha
- Up to 126 Golf Holiday Lodges + Access Road = 3.58ha

1.06 The Hybrid Planning Application supporting Documentation and Drawings inc:

- Application Forms
- Location Plan
- Planning Statement
- Site Layout Master Plan

Golf Leisure & Health Spa

- A Detailed Site Layout Plan
- Floor Plan
- Elevations
- Design Sections

cont....

Up to 126 Golf Holiday Lodges

- An Illustrative Site Layout Plan
- Illustrative Golf Holiday Lodge A
- Illustrative Golf Holiday Lodge B

Other Documents

- Highways Assessment
- Ecology Assessment & BNG Matrix
- Flood & Drainage Assessment.
- Highways S278

2.00 SITE & SURROUNDING AREA

2.01 The Application Site(s) are positioned within the existing boundaries of the Kyngs Golf & County Club, a 126 acre Golf Course located on the peripheral edge of the settlement of Market Bosworth.

2.02 The Golf Course benefits from established mature tree and hedgerow screens which contain the Application Site(s) and assists in restricting views into the land in conjunction with the number of larger land berms introduced into the landscape through the change in operational use of the land with the construction of the Golf Course.

2.03 The Golf Course is surrounded with modern residential development located to the west at Pipistrelle Drive, to the north-west boundary with Wharf Farm, to the north-east with large residential homes and to the south with residential development fronting onto Station Road.

2.04 The Application Site(s) with the Leisure & Health Spa and the Holiday Lodges set back from Station Road 260 Metres and 930 Metres respectively, with inter-visibility restricted with intervening buildings (permitted), substantive land berms (existing), topography and vegetation.

2.05 Access to the Proposed Development will utilise the existing arrangement with Station Road for vehicle and pedestrian ingress/egress.

2.06 Vehicle parking and turning will utilise the extant car parking areas as permitted under Planning Ref.No:19/01437/FUL.

2.07 The Public Footpaths S68 and S70 and the contiguous lit footway link the Application Site(s) with the Market Bosworth and its range of day-to-day facilities and services

3.00 RELEVANT PLANNING HISTORY

3.01 The Kyngs Golf & Country Club planning application history:

92/01068/COU

- Golf course, driving range, clubhouse and maintenance buildings
- Refused
- 23.07.1997

98/00963/COU

- Proposed golf course and ancillary facilities including club house
- Approved
- 09.11.2000

02/00685/COU

- Proposed golf course and ancillary facilities including siting of club house and associated parking
- Approved
- 30.04.2003

07/01287/FUL

- Erection of a greenkeepers store associated with the golf course
- Approved
- 21.12.2007

08/00217/FUL

- Retention of slab area
- Approved
- 09.04.2008

08/00750/FUL

- Erection of golf club house, new access and associated parking and managers flat
- Approved
- 24.09.2008

13/00272/CONDIT

- Variation of condition 18 of planning permission 02/00685/COU to remove right hand turn lane and propose other off site highway works
- Approved
- 17.02.2014

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

- 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
- Refused
- 23.10.2018 (dismissed at appeal on 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 to the access drive
- Refused
- 18.04.2019 (allowed at appeal on 24.10.2019)

19/01437/FUL

- 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
- Approved
- 15.06.2020

21/00195/FUL

- Erection of 9 holiday cabins with associated parking and landscaping
- Refused
- 15.06.2020

21/01473/FUL

- Erection of 9 single storey holiday lodges with vehicle parking and associated works
- Refused
- 18.01.2023

23/00273/DISCON

- Application to discharge conditions 13 (contamination) 16 (surface water management) 17 (drainage during construction) 18 (long term maintenance of drainage) 19 (infiltration) 21 (habitat management plan) 24 (construction management plan) attached to planning permission 19/01437/FUL
- Split Decision - Discharge of Conditions
- 30.08.2023

23/00434/DISCON

- Application to discharge conditions 9 (Hard and Soft Landscaping), 10 (Levels), 15 (Land Contamination) and 22 (Footpath Management Plan) of planning application 19/01437/FUL
- Split decision – Discharge of conditions
- 23.08.2023

23/00508/FUL

- Erection of 9 single storey holiday lodges with vehicle parking and associated works
- Refused
- 18.07.2023

4.00 PLANNING POLICY CONTEXT

4.01

- The Market Bosworth Neighbourhood Plan (2014-2026)
- The Core Strategy (2009)
- The Site Allocations and Development Management Policies DPD (2016)
- The National Planning Policy Framework (2024)

Market Bosworth Neighbourhood Plan 2014-2026

CE1: Character and Environment

CE3 Important Views and Vistas

CE5: Landscape of the Wider Parish

The Core Strategy (2009)

Policy 11: Key Rural Centres Stand Alone

Policy 23: Tourism Development

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 Borough Archaeology

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

Policy DM24: Cultural and Tourism Facilities

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG)

National Design Guide (2019)

Other relevant guidance

Good Design Guide (2020)

National Design Guide (2019)

Leicestershire Highway Design Guide

5.00 DEVELOPMENT APPRAISAL

PRINCIPLE of DEVELOPMENT

5.01 The Kyngs Golf & Country Club is located outside any defined settlement boundary and *ipso facto* is within land designated as countryside.

5.02 The land *in toto* is identified within the Market Bosworth Neighbourhood Plan as a Leisure and Tourism facility.

5.03 The Planning Committee Report (dated 09.04.24) for Planning Application Ref.No:24/00019/FUL noted:

Paragraph 2 of the National Planning Policy Framework (NPPF) July 2021) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) (CS) the Site Allocations and Development Management Policies DPD (2016) (SADMP).

The Emerging Local Plan for 2020-39 has previously been out for consultation at Regulation 19 draft stage (February to March 2022). The latest Local Development Scheme (LDS), was approved at Full Council on 13 December 2022. The updated LDS extends the Local Plan period to 2041, revises the timetable for production of the Local Plan and establishes key milestones for public consultations, including a second Regulation 19 Consultation which is not scheduled until May-June 2024. The Replacement Local Plan is therefore delayed. Therefore little weight can be given to this.

The application site is situated outside any defined settlement boundary and is therefore within the countryside. However, the site has significant planning history which confirms that the site was granted permission for a Golf Course back in 2003.

The application site is also identified within the Market Bosworth Neighbourhood Plan (MBNP) as a Leisure and Tourism facility.

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.

Policy DM4 of the SADMP identifies that a proposal which significantly contributes to economic growth, job creation and/or diversification of rural business could be acceptable subject to meeting other criteria. It is accepted that the proposed development and use would result in a degree of economic growth as part of the construction process and ongoing use of accommodation, as part of the Golf course's overall offer to users of the site.

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.

The Planning Inspector in consideration of an historic appeal application ref 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.

Another key issue is that planning permission was granted under planning application reference 19/01437/FUL for the 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. This permission has been confirmed to have commenced by the Council's enforcement team in June 2023 and is therefore an extant permission. The approved courtyard building which was approved as part of the referenced permission is the building proposed to be used for the 50x room golf and leisure accommodation facility.

Given that the Enforcement Team at HBBC have confirmed that development has commenced on site and permission 19/01437/FUL is now extant, the principle of accommodation for 'golfing holiday' purposes is considered to be compatible with the extant permission 19/01437/FUL (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).

IMPACT upon HIGHWAY SAFETY

5.04 The Development Proposal will be served by the existing ingress/egress vehicle/pedestrian access arrangement with the public highway with the C classified road at Station Road , having a restricted national speed limit of 30mph.

5.05 The Development Proposal does not seek to modify/realign the existing geometry of the vehicle access arrangement with it's current private road width, radii and visibility splays.

5.06 An extant signed S278 - as secured by way of a S106 Unilateral Agreement - is reserved solely for the extant leisure and tourism operational use of the land *in toto* - for the implementation of a public highways improvement scheme in order to safe guard the criterion of both *highways safety* and the *future junction capacity* of the site access with Station Road.

5.07 The easterly and westerly visibility splays are introduced at 4.5m x 120.00m at the Station Road access junction in line with the signed S278 Agreement.

5.08 Examination of highway data notes one Personal Injury Collision (2018) within proximity of the Application Site(s); this same PIC is considered to be an isolated incident and divorce from the Development Proposal.

5.09 Vehicle parking is secured with the via extant Planning Permission No:19/01437/FUL which includes for:

- 194 car parking spaces
- 3 coach spaces
- 4 motorcycle spaces
- 12 cycle spaces

5.10 The Leisure & Health Spa and Holiday Lodges will be utilised solely by the users/members of the Kyngs Golf & Country Club with the permitted (5.09) dedicated vehicle parking areas serving the Development Proposal; access to the Leisure & Health Spa will be reachable by foot and access to the Holiday Lodges will be by '*call-on-demand*' electric buggies.

5.11 A Highways Assessment from Ardent Consulting Engineers supports the Development Proposal.

DESIGN & LAYOUT

5.12 The Development Proposal for the Erection of a Golf Leisure Health Spa and the Erection of up to 126 Golf Holiday Lodges is presented to compliment and enhance The Kyngs Golf & Country Club (KGCC) with the facilities available solely for the users of the KGCC.

Golf Leisure & Health Spa:

5.13 The Health and Spa will include for a swimming pool, a hydrotherapy pool, sauna and steam room, ice plunge pool, washroom facilities, a fitness/dance studio, a gymnasium, treatment rooms, health/beauty retail units and a health bar.

5.14 The Health Spa is positioned in close proximity to the permitted buildings in order to retain the visual cohesion of the 'built grouping' with the Golf Clubhouse & Function Room, The Hotel and the dedicated vehicle parking areas and located without visual obstruction to the golf course and for ease of pedestrian access links to all of the facilities.

5.15 The Leisure & Health Spa building exhibits a footprint of 2222.00 M² with a gross internal floor area (GIFA) of 25 000 sq.ft (2323.00M²), being single storey in height - lower than the permitted Golf Clubhouse & Function Room and no greater in height than the permitted Hotel - formed with a combination of metal dressing and sedum rooves and glazed lanterns, offset with an extended *brise soleil* and exposed column supporting full height glazed walling in order to maximize the advantage of the reaching views over the Golf Course and having the two principal facade entrances framed with classical columns and pediments.

Size/Mass/Scale Data:

- Footprint: 2222.00M²
(inc.*brise soleil*)
- Floor Area: 2323.00M²
(GIFA)
- Eaves: 4.90M
- Ridge: 7.30M
(inc. Pediment)

5.16 The resultant design for the Development Proposal seeks to present a building of high quality architecture without drama, complexity nor contradiction.

The Golf Holiday Lodges:

5.17 The Golf Holiday Lodges are presented as illustrative designs and include for both x1 bedroom and x2 bedroom lodges, to be set as single storey in height, modest in scale and size and formed off small foundation piers with timber walling. windows and doors set under a clay tiled roof.

Size/Mass/Scale Data:

1 Bedroom Lodge:

- Floor Area:35.75M²
- (GIFA)
- Eaves:2.750M
- (inc.Piers)
- Ridge:4.90M
- (inc.Piers)

2 Bedroom Lodge:

- Floor Area:63.25M²
- (GIFA)
- Eaves:2.70M
- (inc.Piers)
- Ridge:4.90M
- (inc.Piers)

5.18 The Golf Holiday Lodges are illustrated within informal layouts arranged to achieve spatial quality and privacy for the occupiers.

5.19 The Lodges are to be reached utilizing the existing stone access track and accessed via 'call-on-demand' electric buggies managed from the Golf Clubhouse, thereby restricting vehicle movements to the dedicated vehicle parking areas (P/App.Ref.No:19/01437/FUL) and negating the introduction of vehicles into the wider Golf Course.

5.20 It is considered that the Development Proposal is compliant with Policy DM10 of the SADPM and guidance and requirements of the NPPF.

LANDSCAPE & VISUAL IMPACT

5.21 The Application Site is contained within the existing Golf Course which lies outside - but adjacent to - the defined settlement boundary of Market Bosworth.

5.22 The wider site comprises of 126 acres of artificially constructed Golf Course and is noted as holding no landscape value at either national nor regional level, whilst the Market Bosworth Neighbourhood Plan (MBNP) notes the land as a providing and contributing to the westerly approach on the B585 into Market Bosworth.

The Leisure & Health Spa

5.23 The Development Proposal seeks consent for the erection of a Leisure & Health Spa building located circa: 260.00Metres off from Station Road , positioned to the north behind the permitted Hotel and Golf Clubhouse & Function Room and it's associated vehicle parking areas in order to assimilate well as a grouping of leisure and tourism buildings.

5.24 It is considered that the building and it's design would not adversely impact upon the any important vistas and views and would be Policy Compliant with DM4 and DM10 of the SADMP, the MBNP and guidance and requirements of NPPF.

The Holiday Lodges

5.25 The Development Proposal for the Erection of up to 126 Holiday Lodges are located at the upper northern reaches of the Golf Course in order to assimilate well with the character of the surrounding area, with the subject Application Site positioned behind a large artificially created berm of the (former) 5th and 6th hole fairways and framed by the established mature tree screen set on the said northern boundary .

5.26 Future additional specimen tree planting both within and adjacent to the subject Application Site may assist with enhanced screening.

5.27 It is considered that the lodges and their design would not adversely impact upon any important vistas and views and would be Policy Compliant with Policy DM4 & DM10 of the SADPM, the MBNP and guidance and requirements of the NPPF.

IMPACT upon RESIDENTIAL AMENITY

5.28 The Golf Leisure & Health Spa is positioned:

- 90.00 M distance to the nearest dwellinghouse (The Warren, Station Road)
- 260.00M distance from Station Road
- 370.00M distance from The Pipistrelle Housing Estate.

5.29 The 126 Golf Holiday Lodges are positioned:

- 450M distance the nearest dwellinghouse (Springfield Cottage, Carlton Road)
- 650.00M distance from the Pipistrelle Housing Estate
- 925.00M distance from Station Road.

5.30 With sufficient intervening distances, the Development Proposal would not result in any loss of amenity in terms of loss privacy, overlooking or overshadowing and is considered to be compliant with DM4 criterion (a) and (b) of the SADPM, The Good Design Guide and the guidance and requirements of the NPPF.

ARCHEAEOLOGY

5.31 The Application Site(s) are located within the artificially formed 126 acres that is Kyngs Golf & County Club and it is considered that the Development Proposal will not result in any significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets.

5.32 It is considered that the Development Proposal is compliant with Policy DM13 of the SADPM and guidance and requirements of the NPPF

FLOOD RISK and DRAINAGE

5.33 The Application Site(s) are located in the EA's Flood Zone 1, being at low risk of fluvial flooding and low risk of surface water of flooding.

5.34 It is considered that the Development Proposal is compliant with Policy DM7 of the SADPM and guidance and requirements of the NPPF.

5.35 A Flood Risk and Drainage Assessment from Farrow & Walsh Consulting Civil Engineers supports the Development Proposal. **Page 14**

ECOLOGY & BIODIVERSITY

5.36 A Preliminary Ecology Assessment and a Biodiversity Net Gain Matrix from ArbTech Ecologists supports the Development Proposal.

5.37 It is considered that the Development Proposal is compliant with Policy DM6 of the SADPM and guidance and requirements of the NPPF.

HERITAGE IMPACT

5.38 There are no designated heritage assets located within the site nor do any specific or key inter-visibility exist due to the distances, the existing built form and the existing vegetation and topography between the Application Site(s) and the designated heritage sites located outside the Golf Course - including the Ashby Canal Conservation Area and the Market Bosworth Conservation Area.

5.39 It is considered that the Development Proposal is compliant with Policy DM11 and DM12 of the SADMP and guidance and requirements of the NPPF.

6.00 PLANNING BALANCE & CONCLUSION

6.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S670(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.02 The North Warwickshire and Hinckley Destination Management Plan (2017-2022) identifies a strong market for self catering accommodation throughout the year with high resultant occupancy rates and notes development opportunities for holiday cottages to cater for the potential scale of tourism growth.

6.03 The Planning Inspector for Planning Application Ref.No: 18/00732/FUL concluded that the proposal for the Clubhouse and Function Room and Holiday Lodges would accord with Policies 11 and 23 of the Core Strategy and Policies DM4 and DM 24 of the SADMP due to the economic benefit to the area, its location and form and development which would support and bring back into use the existing leisure facility.

6.03 The subject Application Site(s) for the Development Proposal are contained within the existing Golf Course which benefits from a lawful planning use and which is designated as a Leisure and Tourism facility within the Market Bosworth Neighbourhood Plan.

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