

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 24/00019/FUL

Highway Reference Number: 2024/0019/04/H

Application Address: Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton
Leicestershire CV13 0NP

Application Type: Full

Description of Application:

Erection of 50 bedroom golf and leisure hotel (Retrospective)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Statue Homes Ltd

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application for the erection of a 50-bedroom golf and leisure hotel at Kyngs Golf and Country Club Station Road Market Bosworth. In compiling this response the LHA has reviewed the following documents:

- Application Form
- Proposed Site Layout Plan dated December 2023 drawing number HMD/PD/0532/01
- Proposed Ground Floor Plan dated December 2023 drawing number HMD/PD/0532/02
- Proposed First Floor Plan dated December 2023 drawing number HMD/PD/0532/03
- Location Plan uploaded to the Planning Portal 04/01/2024
- HDM Planning Statement dated December 2023 reference HDM/0532/2023

It is intended that the proposed development would support the clubhouse approved under planning application reference 19/01437/FUL which will provide a changing rooms, bar and dining

areas, pro shop and offices, as well as the proposed golf simulator and function room. This application also sought permission for six golf holiday homes contained within a courtyard building.

The LHA understand that the proposed development seeks to replace the approved golf holiday homes with a 50-bedroom hotel.

Planning History

02/00685/COU - Proposed golf course and ancillary facilities including siting of club house and associated parking. - Granted by the Local Planning Authority (LPA) on the 30 April 2003

13/00272/CONDIT - Variation of condition 18 of planning permission 02/00685/COU to remove the ghost right hand turn lane and propose other off site highway works. - Granted by the Local Planning Authority (LPA) on the 17 February 201.

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 Planning Permission by the LPA on 15 September 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 Planning Permission by the LPA on 23 October 2018 - the decision was appealed by the Applicants and the application was dismissed at appeal by the Planning Inspectorate on the 24 October 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 - granted planning permission by the LPA on the 15 June 2020. It is understood that works have commenced on the above permission, however the LPA have advised the LHA that they have been carried out in breach of condition.

Site Access

The proposed development will be served by an existing site access. This private access road meets the highway at Station Road, which is a C Classified road subject to a 30mph speed limit. The LHA highlight that access improvements (including footway widening) that were secured under 13/00272/CONDIT and 19/01437/FUL, have not yet been implemented.

Given the potential level of traffic generated by the extant and proposed use of the site, consideration should be given over whether the currently approved access is appropriate to maintain the free flow of traffic along Station Road, Therefore, to allow the LHA to assess the cumulative impact of the development, a junction capacity assessment of the site access junction in the AM and PM peak hour should be undertaken to confirm that a priority-controlled junction remains appropriate.

To enable traffic flow scenarios to be checked, the Applicant should include full traffic survey results as well as summary diagrams and, if appropriate, PCU calculations. The LHA will need an explanation of calculations and any other committed developments that have been included in the assessment.

The Applicant is advised that traffic counts should be no more than three years old. The Applicant should be advised that a permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire. A permit can be obtained by contacting ndi@leics.gov.uk.

Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. For details of the services available please contact ndi@leics.gov.uk

Highway Safety

The Applicant is advised to conduct a review of recent Personal Injury Collision records for the last five years. Personal Injury Collision data can be obtained from ndi@leics.gov.uk. The study area should be based on the trip generation from the proposed development and consider the PIC record on links or at junctions as appropriate. The Applicant will need to look at any patterns/trends and include scaled drawings of any mitigation schemes if required, which should be designed to Leicestershire Highway Design Guide (LHDG) standards.

Trip Generation

Neither the existing trip generation nor the change in trip generation which would result from the proposed development has been provided.

Whilst the LHA note from the submitted floor plans that the proposed hotel does not seek to create function room/ restaurant/ bar, the LHA would welcome clarity from the Applicants as to what facilities would be provided within the hotel.

In addition, it is considered members of the public would be able to stay at the hotel who may not have any association with the other activities on-site. Therefore, the LHA consider that the proposed hotel should be assessed on a standalone basis for a robust assessment.

Until the trip generation of both the proposed hotel development and the existing golf club has been established by the Applicant the LHA consider that the impact of the proposals on the highway network has not been established.

Internal Layout

The proposed development seeks to rely on the car parking approved under 19/01437/FUL with a reduction of 12 spaces from 221 to 209 car parking spaces which were located within the courtyard arrangement and proposed to serve the holiday homes.

The LHA do not currently have sufficient information to assess whether appropriate parking for the scale of development would be provided.

The LHA will further review the internal layout of the site once details of trip generation have been provided.

Date Received
12 January 2024

Case Officer
Victoria Vernon

Reviewer
DH

Date issued
8 February 2024