

**PLANNING STATEMENT**

**49 BEDROOM HOTEL**

**FOREST HILL GOLF CLUB**

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## Introduction

This Planning Statement has been prepared by the beneficial owner Neil Vitale and project manager David Daniels on behalf Forest Hill Golf Club Limited (“the Applicant”).

The outline planning application is for the erection of a 49 bedroomed hotel to enable the applicant to expand their business at Forest Hill Golf Club (“FHGC”), following the recent refurbishment of the clubhouse facilities, by providing hotel accommodation for use of golf club guests as well as other non-golf related visitors including those attending events at the golf club and general visitors to the local area.

There are over 2 million golfers in the UK who play at least twice a month, over twice the regular participation rate of tennis or badminton.

Golfers in the United Kingdom spent £4.8 billion on their sport accounting for 14% of all consumers spending on sport, and golf paid £990 million in taxes to the government.

Almost half of consumer spending on golf, £2.2 billion, was channeled through the UK’s 2000+ golf clubs. Golf equipment and clothing accounted for almost £1bn of consumer expenditure and golf related tourism, events and accommodation a further £1.1bn.

The golf industry in the UK employs 75,000 people with a third employed directly by golf clubs\*. Golf’s Gross Value Added (GVA), the wages and profits measure of economic activity is calculated at £2 billion or 7% of GVA attributed to all sport in the United Kingdom.

After accounting for indirect and induced economic impact effects, the turnover of the UK golf industry is estimated at £11.3 billion. Source: R and A and Golf England.

The most successful and sustainable golf courses today are typically those which are able to offer multiple revenue generating facilities and activities, thereby attracting both golf club members and playing guests as well as other visitors thereby allowing the club to offer a greater range and better facilities for all such as:

Traditional Golf club related activities  
Other leisure and/or recreation facilities  
Accommodation  
Functions, Food and Beverage outlets

The UK has by far the largest number of golf clubs in Europe representing 26% of Europe’s total with more than twice as many as second place Germany. The UK also attracts some 300000 “golf visitors” from Europe each year. The level of clubs in other countries is set out below:

| <u>Country</u> | <u>No. of Clubs</u> | <u>Country</u> | <u>No. of clubs</u> |
|----------------|---------------------|----------------|---------------------|
| England        | 2,270               | Italy          | 321                 |
| Germany        | 1050                | Austria        | 205                 |
| France         | 804                 | Finland        | 191                 |
| Sweden         | 662                 | Norway         | 191                 |
| Scotland       | 614                 | Wales          | 186                 |
| Spain          | 497                 | Czech Republic | 132                 |
| Ireland        | 494                 | Belgium        | 121                 |
| Denmark        | 346                 | Switzerland    | 114                 |
| Netherlands    | 330                 | Portugal       | 106                 |
| Iceland        | 75                  |                |                     |

Within the 20km of Forest Hill Golf Club there are 24 registered clubs, 5 of these have additional facilities beyond golf, FHGG needs to compete with those by improving their facilities and moving their Business Plan forward so that they can improve the local economy, employment, people's health and well-being and enhance the local character and environment.

## **Background**

The owners of the golf club purchased the site in 2018 and have secured several planning permissions to improve the facilities at the golf club. However, following refusals to grant planning permission for a 152 bedroomed hotel with leisure facility & spa within use class C1 (outline - access to be considered) under Planning Ref No: 20/01387/OUT and more recently for a 98 bed hotel in 2022 under planning Ref No: 22/00752/OUT, subsequently the subject of a failed Appeal in December 2023 (Appeal Ref No: APP/K2420/W/23/3327377).

In this application submitted herein, the Applicant has relocated the proposed hotel site to that part of the site immediately adjacent to the existing Clubhouse, as recommended by the Council Planning Department in the pre-application submission for this planning application (Pre-App No: 24/1008/PREMAJ). This application has further reduced the size of the hotel to 49 beds, thereby falling within definition as a non-strategic hotel development to address the reasons for refusal.

The hotel development will enable the Applicant to move their Business Plans forward and to promote the area by providing additional leisure accommodation facilities to members and guests alike through the provision of an hotel.

The purpose of the proposed development is to provide on-site accommodation, reducing the need for members and guests to leave the site and make return journeys for any multi-day events. It would also improve the current facilities and permit golf societies to attend for short stay breaks and therefore make the site a more desirable attraction to meet the clubs Business Plan objectives by further organically developing this leisure site.

The golf club comprises of approximately 40-hectare site at Botcheston, Leicestershire with a well-established championship grade 18-hole golf course and a 26-bay driving range, with newly installed "Golf X" facilities and academy.

The clubhouse, which supports the membership includes 2 lounges with a total capacity for 102 people, with food and drink provision alongside full changing, shower and toilet facilities plus a small sales shop selling golf equipment.

Prior to the COVID pandemic the club was an established venue for wedding functions, private parties and business conferences. Its main function room can cater for up to 120 persons seated.

The club currently provides 180 car parking spaces, and these are separated between the main car park and areas of hard standing for overspill.

The extended COVID crisis highlighted the changing economic landscape, and this has afforded the owners the opportunity to re-evaluate the club's long term future and have concluded that these enhancements alone will not bring about a turnaround in the club's long-term sustainability.

The management team has undertaken significant research and engaged in discussions with various parties including England Golf, the UK Golf Federation and members of the All-Party Parliamentary Group for Golf and has identified several areas in which it needs to invest to realise the club's future and make the club more sustainable for the future.

Discussions with England Golf were supportive of the owner's efforts to bring this solution to the market and have confirmed the need for clubs to expand their offering to broader groups and highlighted the need to include golf for all abilities, genders and age groups. Current data confirms that almost 80% of all golf club members in the UK are male with some 500000 young people having tried golf in the past 7 years, and over 75,000 going on to join clubs with structured coaching.

By bringing together ideas in shaping a user-led approach which encompasses a multitude of groups, this development will offer a solution to the ever-increasing pressure on leisure land within the UK.

The revised proposal has a site-specific design reflecting both the National and Charnwood Forest location and the community it proposes to engage with. Being nestled within the existing club grounds, its design allows for minimal visual impact alongside well designed landscaping whilst complementing the upgraded facilities of the existing clubhouse. The built hotel will fully comply with the National Forests Design Guide for new facilities to be designed and built to meet the Passivhaus Standard. Members of the design team are trained Passivhaus designers and have delivered buildings which meet the Passivhaus standard. Built to this standard the buildings minimize carbon emissions whilst the proposed selection of a pre-engineered offsite solution will reduce embodied carbon and help with optimizing operational energy through solar gain which will be enhanced by renewable solar energy. The whole project will be subject to a whole life carbon calculation.

The golf club needs to satisfy the demand for quality sporting, leisure accommodation facilities and its primary use as a golf club. As such this is identified as a driving feature of the development and is foremost in the projects design.

People play golf for the enjoyment, competition and challenge of the game, for the social interaction and for the love of being outdoors. The establishment of a good golf course with leisure facilities needs to reflect this. It needs to:

- cater for a desirable level of play throughout the year
- provide fair and consistent playing surfaces
- is testing for the low handicapper but equally enjoyable for the beginner
- sits inclusively within the local natural environment and adds to the landscape of the vicinity
- reflects good value for money in relation to what it costs to play compared to the conditions that are provided
- interacts positively and proactively with local communities of people
- functions as a sustainable business model for the course operators.

What is important in a high – quality golf course is consistency and fairness; the conditions on the practice green should be reflective of what will be encountered on the 18 greens of the course itself. Striving to develop and maintain these conditions across a course will:

- develop resilient playing surfaces that can sustain frequent play
- favour and reward good shot making by providing consistency
- reduce environmental impact by lessening requirements for water and chemicals
- set a good precedent among the local community for your club's operation and commitment to environmental sustainability
- provide a quality setting with complimentary surroundings

Communicating this message clearly to members and external customers will ensure that the club has the support on members in moving the club forward in this direction. The club needs to show why a sustainable approach is best for the course and best for the game.

The proposal to reposition the club and enhance its facilities will enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities and layouts that encourage walking. During a single round of golf, a player, on average, walks 7 miles taking 14,500 steps and burns 1,200 calories. This combined with the increasing population who are undertaking more activity in general justifies the principle need.

The provision of accommodation on site is an integral part of the overall program but also supports the local economy and current tourism policies .

Alongside excellent facilities the club will provide accommodation for both golfers and non-golfers; this is supported by the success of the National Forest and the increasing profile of Derbyshire and Leicestershire as a tourist destination.

“The additional provision of high-quality accommodation is required”. \*Source: National Forest Company - Destination Gap Analysis.

Whilst events would still take place at the existing golf club following the completion of the proposed development, competition visitors, weddings or parties would have the option of using the facilities at the hotel.

Events will be balanced between the golf club and the hotel. Therefore, whilst the applicant has ambitions to increase the frequency of events, the net impacts from the events on any single day are expected to have a minimal highway impact.

Charnwood Forest is recognised as a regional park for leisure and conservation activities and is promoted as a valuable asset to the area.

The National Forest plans to continue to build upon the success and achievements of the previous 25 years, moving from an emerging destination to an established one by growing its volume of overnight accommodation and day visitors.

This in turn will increase the visitor spend by 15% through encouraging concepts of development which share the values of the National Forest such as outdoor activities, specialist interest groups and activities for both families and active couples.

The proposed development will create employment opportunities for at least 15 + staff with varying skill sets which will contribute to the National Forest target of creating 700 new jobs in the visitor economy. Furthermore, the proposal will help to increase the profile of the area as a tourist destination through the provision of a high-quality sustainable accommodation.

Prior to the drawing up of the site layout, a detailed assessment was carried out to ascertain the suitability of the site for use as accommodation. This work has demonstrated that the site can effectively be developed for the 49-bedroom hotel including landscaping and car parking via a new access. This conclusion is based on and supported by the following accompanying drawings and documents listed in Section 4.

## **Planning History**

The most recent successful application by Forest Hill Golf Club was granted on 25th September 2019 for extensions and alterations to clubhouse and extension to existing car park including temporary marquee under Planning Ref. No 19/00855/FUL.

Planning permission for a 152-bed hotel with leisure facility & spa within use class C1 (outline - access to be considered) under Planning Ref No. 20/01387/OUT was refused on 27th October 2021

A further planning application for planning permission for a 98-bed hotel with leisure facility & spa within use class C1 (outline – access to be considered) was submitted under Planning Ref No. 22/00752/OUT was refused on 13<sup>th</sup> March 2023.

The refusal of planning under Planning Ref No. 22/00752/OUT was appealed to the Planning Inspectorate under Appeal Ref No. APP/K2420/W/23/3327377. The appeal was dismissed on 21<sup>st</sup> December 2023.

A pre-application was subsequently submitted for a revised 49 bed non-strategic hotel to be located immediately adjacent to the existing clubhouse at Forest Hill Golf Club by the Applicant under Planning Ref No. 24/10081/PREMAJ.

Pre-Application Response to Pre-App Ref No. 24/10081/PREMAJ was received from Hinckley and Bosworth Borough Council dated 10<sup>th</sup> July 2024 with recommendations for the proposed 49 bed non-strategic hotel development.

The Pre-Application response forms the basis of the new application herein together with planning statement and supporting consultant reports, plans and drawings as submitted.

## **Application Submission Documents**

The following documents have been submitted in support of the application:

Site Location Map

Planning Statement

DAS - within Planning Statement

History – within Planning Statement including previous planning

Inspector response – within Planning Statement

Business Plan Comments - within Planning Statement

Ecology - PEA, BNG, Badger, Water Vole, Arboricultural, GCN (DLL doc)

Geo Environmental

Gas addendum note / Letter

Flood Risk Assessment

Drainage Plan

Transport - Assessment, Travel plan, Access statement / design , Visibility Splay design/  
statement/ Inspectors response,

Block plan - Dimensioned

Elevation - Dimensioned

Topo

LVIA

## **The Site and Surrounding Area**

The site is situated approximately 10.5km to the west of Leicester City centre and is accessed via Markfield lane, located to the western boundary. The site is roughly centred at national grid reference SK 48042 06333

The development area of the site is immediately adjacent to the clubhouse and is part of a brown field site measuring approximately 1.22ha, The hotel, when built, will be easily accessible from the clubhouse with pathway access to the clubhouse and car parking.

The site is largely disused scrubland and storage directly adjacent the south of the main golf complex. The land is in part bounded by planted hedgerow of predominantly hawthorn (*Crataegus monogyna*) supported by a secondary established hedgerow again containing predominantly hawthorn (*Crataegus monogyna*).

The Environmental Agency data shows that the site is within Flood Zone 1, an area not known to be at risk of flooding.

The wider site area of 40ha comprises with a well-established 18-hole golf course along with a 26-bay driving range. The golf centre also hosts a golf academy, which offers a variety of lessons for people of all ages and abilities. These lessons are hosted by professional golf coaches.

The golf club offers several membership packages which run between 1 April and 31 March. Membership options include:

7-day membership.

5 -day membership (Monday to Friday only).

Intermediate, student and junior membership.

Age 15-17 memberships.

Age up to 14 memberships.

The club includes a number of ancillary facilities including a golf shop which contains a variety of golf retail products and brands as well as a selection of golf equipment and accessories. It is typically open from 07.30 to 21.00 hours Monday to Friday, 07.00 to 21.00 on Saturdays and 07.00 to 22.00 hours on Sundays (dependent on season)

The clubhouse is an established venue for wedding functions, private parties and business conferences. The venue has three function rooms along with a bar and restaurant area which can cater for groups of between 24 and 120 guests. Party packages can also be tailored to individual needs and are organised by the Event Manager who is employed at the club.

The venue also hosts wedding ceremonies and receptions which again are organised and planned by the on-site Event Manager. Wedding receptions are held within the function suite which can accommodate up to 120 seated guests

The clubhouse includes a restaurant and bar which serves food 7 days a week. The restaurant is targeted to group events such as business conferences and offers breakfast meetings and lunch clubs for guests and members.

Forest Hill Golf Club has formed partnerships with hotels that offer members and guests with discounted accommodation. This includes discounts at The Fieldhead Hotel and Marriot Hotel based in Leicester. These offers are typically taken up by guests playing in golf competitions or visitors to a wedding event.

The club currently provides over 180 car parking spaces, and these are separated between the main car park and areas of hard standing for overspill.

## **The Proposal**

The proposal is to erect a 49-bedroom hotel comprising of:

49 bedrooms

Priority 'T' junction

60 car parking spaces, of which 6 will be disabled spaces

20 parking spaces will have EV charging points with infrastructure from the outset to implement 100% as demand grows

15 cycle spaces with Sheffield stands

Bin storage

Net unit gain change for biodiversity in excess of 10% within the overall golf club site

Compliance with National Forest STAG including Landscaping and Passivhaus Low Carbon design

The proposed hotel will be designed to reflect high quality features in keeping with local planning policy and NPPF guidelines to ensure that it is well integrated within its surroundings and suited to its purpose as a place of golf and leisure coupled with a relaxed atmosphere for functions and meetings alike within the National Forest area. The building design will be highly sustainable meeting Passivhaus and low carbon principles using renewables to support the buildings energy needs which will be reflected in the buildings specific design.

In addition, the building's interior will achieve an excellent standard throughout whilst achieving its primary objective of supporting the club by offering accommodation, the development will incorporate:

### **Accommodation for golfers and general visitors**

A recent R and A report indicated "There is plenty of room for optimism that golf can maintain and develop its position as one of the most popular sports in the UK, particularly since it made its return to the Olympic Games in Rio. However, it must evolve, be more inclusive, provide better facilities and be open to non-golfers alike"

To ensure the viability of the club the owners will enhance its facilities over the short, medium and long term by achieving this, they will deliver a sustainable business model with a diverse number of revenue streams. Ultimately providing:

Player membership (golf and golf +)

Club membership (non-golf and non-golf +)

Club membership (leisure and Leisure +)

Custom membership (senior - young players)

Golf Sixers League

Family golf days

Golf Fitness days

Individual use (non-member)

Competitions

Society days

Top Tracer membership

Top tracer individual

Top tracer leisure days

Range membership

Pay and play, course and range

Foot Golf

Shoe and club cleaning (spike replacement, regrip etc.)

Venue hire

Buggy hire

Lessons - individual

Lessons- group

Coaching- rules of golf learning days

Merchandise

Food and beverages

Full bar and restaurant

Venue hire (wedding / conference / party / theme nights etc)

Private dining and events

Specialist events i.e., Cookery demonstrations

Sponsorship (club, hole, catering, coffee, drinks, food, tournament etc)

A selection of accommodation types

Retaining members and visitors on site pre and post all sporting, leisure or other functions, through the enhanced facilities, will be key in its ability to achieve sustainability.

This sustained level of income will then allow it to “give back” by way of golf scholarships, charity days, community hosting etc.

The proposed hotel is a simple low-profile, low-carbon design. The building will be designed to the Passivhaus Standard meeting the National Forests Design Guide and exceeding current Building Regulation Standard.

## **Planning Policy Framework**

In preparing this Planning Statement reference is made to the following national and local planning policies and guidance documents:

The National Planning Policy Framework (NPPF) (Dec 2024)

Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2006-2026 adopted 2009 (CS)

Site Allocation and Development Management Policies Development Plan (SADMP) adopted July 2016

National Forest Tourism and Growth Plan

## **Design and Access**

This site is a former construction landfill site.

As outlined above, the proposal is to construct a 49-Bedroom hotel on the land immediately adjacent to the existing golf course, clubhouse and conference centre to provide overnight accommodation to be used in conjunction with the existing golf course, clubhouse and restaurant facilities.

No demolition is required. Some removal of landfill is required; however any suitable material found on site will be crushed and re-cycled for use in the construction of the proposed development.

The driving principle behind the design was extracted from the National Forest Design Guide 2021 and the National Forest Guide for Developers and Planners, which has resulted in a single-story low impact Passivhaus design, other principles for the reasoning behind this are covered later in this document. The design, scale and relocation reflect the commentary of the planning inspectors report and covered in the previous planning refusal also detailed later in the document. The revised layout and design including the eventual landscaping scheme will considerably reduce the visual impact from Markfield Lane.

The bedroom accommodation has been formed in two wings each of a single storey.

All lighting will be provided by LED lamps, with external lighting designed in accordance with the "Dark Sky's" plan.

A new 'T' junction is proposed to serve both the existing golf club and conference centre and hotel facilities, and is identical to that proposed in the previous application and accepted as compliant by the planning inspector

The hotel will have level access facilities compliant with the current Building Regulations.

Surface water will be dealt with through a controlled Suds System whilst the foul drainage will be connected to the existing sewer on Markfield Road.

The bedroom accommodation will be pre-engineered offsite (MMC) and brought to site for erection further deducing the schemes carbon footprint.

Appropriate renewable energy sources will be employed during the detailed design stage to reduce the in use carbon emissions.

The landscaping scheme (reserved matters) will meet the requirements of the National Forest Company and the BNG and provide planting to encourage wildlife through the provision of suitable food sources and habitats.

### **National Planning Policy Framework**

The revised National Planning Policy Framework (Dec 2024) (NPPF) replaces the previous version with immediate effect in respect of planning applications and decision taking.

The following paragraphs are considered relevant to the consideration of the application and the approach authorities should take in respect to decision-making:

2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing a development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10).

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area: aligned growth and infrastructure; improve the environment: mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area;

or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

b) approving development proposals that accord with an up- to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup> adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

39) Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with Applicant to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

48) Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the Applicant in writing.

89) Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

96) Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

103) Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate

115) In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location.
- safe and suitable access to the site can be achieved for all users; and
- the design of street, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code: and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

117) Within this context, applications for development should:

give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

allow for the efficient delivery of goods, and access by service and emergency vehicles; and

- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

125) Planning policies and decision should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains -such as development that would enable new habitat creation or improve public access to the countryside;
- recognise that some underdeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- give substantial weight to the value of using suitable brown field land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

131) The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between Applicant, communities, local planning authorities and other interests throughout the process.

135) Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

161) The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings: and support renewable and low carbon energy and associated infrastructure.

162) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

163) The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.

164) New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new developments are brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and

b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

165) To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately

(Including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development and:

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

166. In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;

b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;

c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.

170) When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;  
the development is appropriately flood resistant and resilient, such that, in the event of flood, it could be quickly brought back into use without significant refurbish;  
it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.

any residual risk can be safely managed; and

- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

171) Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- take account of advice from the lead local flood authority;
- have appropriate proposed minimum operational standards;
- have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- where possible, provide multifunctional benefits.

187) Planning policies and decisions should contribute to and enhance the natural and local environment by:

- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

193) When determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

196) Planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is available to inform these assessments.

198) Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

## **Hinckley and Bosworth Borough Council Local Development Framework Core Strategy (2006-2026)**

Hinckley and Bosworth Borough Council's Local Development Framework Core Strategy was adopted in 2009 and sets out the overarching strategy and long-term vision for development across the Borough. It contains land use policies for meeting the communities' economic, environmental and social needs up to 2026. The document has been prepared so that it follows Government requirements in the National Planning Policy Framework with a key requirement being on delivering sustainable development. The vision of the Local Development Framework as a whole is set out at Paragraph 3.33, which states:

"In 2026 Hinckley & Bosworth will be a thriving, successful borough exemplifying green sustainable development across the East Midlands. More residents will be choosing to work locally as higher paid jobs are provided through the successful diversification of the economy. There will be a lively and diverse rural economy, underpinning thriving village communities and village-based services. In particular, the key rural centres of Barlestone, Desford, Groby, Market Bosworth, Markfield, Newbold Verdon, Ratby, Stoke Golding and Thornton will provide the necessary day-to-day services to ensure rural communities have the choice to shop, work and play close to where they live."

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

This section of the document will address the relevant planning policies contained within this document.

**Policy 14: Rural Areas: Transport** – The proposal will support rural transport through the use of the Framework Travel Plan to encourage the Golf Course Members, users of the hotel/leisure/spa facility and staff to car share, cycle or walk. Group bookings will be encouraged to share vehicles, and all arrivals will be provided with maps showing the nearest cycle and footpath routes in the area.

**Policy 21: National Forest** – This proposal has been reduced in scale by 50% from the previous application and will be sited on a previous landfill site adjacent to the existing clubhouse minimizing the impact of the hotel. The design will respect the rural character and appearance of the wider landscape through appropriate landscape planting, which will also provide significant biodiversity gain.

As stated above the hotel will be designed to PassivHaus principles (please, see additional information within this document) whilst meeting the design principles of the National Forest's Growth Plan.

The hotel will provide high quality accommodation, which is much needed to expand the type of accommodation/tourism facilities for visitors to the golf course, the National Forest and Charnwood Forest as set out in this document.

The proposal does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside, and it will incorporate National Forest planting on the site to satisfy the policy requirement, along with landscape planting to encourage local wildlife and enhance the setting of the development.

**Policy 22: Charnwood Forest** – The proposal involves sustainable tourism which will include green initiatives in its construction.

The hotel is within close proximity to the local public footpath network and will encourage the use of sustainable transport to and from events such as golf competitions.

The proposal will retain a rural character, although it will be significantly enhanced as part of the National Forest through the landscaping scheme, which will provide biodiversity gain and connectivity to the adjacent hedgerows and field network. Policy 23: Tourism Development- the 49-bedroom hotel will support the existing golf club and conference centre and be located in this sustainable location, which will help to support the existing local community facilities.

It has been designed to enable the golf club and conference centre to offer an enhanced facility and accommodation to enable visitors and guests, who can also visit the local attractions, the National Forest, Charnwood Forest or just walk or cycle along the existing local and club paths.

The design and scale of the hotel has been reduced by 50% to ensure that the design and positioning minimises its impact and will assimilate into the character of the surrounding area with landscaping and National Forest planting to enhance the character of the area. The proposal complements the existing tourism themes of the borough by providing a facility which will offer local employment and enhance the local economy by encouraging inward investment and visitors to the area.

Once a sustained level of income is reached it will then allow the club to “give back” to the local community by way of golf scholarships, charity days, community hosting etc.

**Policy 24: Sustainable Design and Technology** – as stated above, the proposed hotel is a simple low profile, low-carbon design. It will be comprised of a new stand-alone 49 bed non-strategic hotel with a direct link to the clubhouse. The building will be designed to the Passivhaus Standard meeting the National Forests Design Guide and exceeding current Building Regulation Standards.

The design will also be enhanced by high quality architectural and interior design through the establishment of a physical and visual relationship between the internal and external landscape.

**Site Allocations and Development Management Policies Development Plan Document (SADMP)**

The relevant policies contained in the above document will be addressed in this section of the document and the comments contained throughout this document.

**DM1 Presumption in Favour of Sustainable Development** – this policy is satisfied in light of the comments contained throughout this document along with the accompanying documents.

**DM2 Delivering Renewable Energy and Low Carbon Development** – The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

The UK National Planning Policy Framework (NPPF) defines the three strands of ‘Sustainability’ as economic, social and environmental and the objectives of sustainable development:

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection



To accommodate the principal requirements of the recently released NPPF and Design Code and align those with the governments BS8683 with regard to Biodiversity net gain the design will ensure that the site is designed to accommodate the above.

Therefore, the principle proposed is for a simple low profile, low-carbon design. The building will be designed to the Passivhaus Standard meeting the National Forests Design Guide and exceeding current Building Regulation Standards

The development will deliver on the government's NPPF criteria and the National Design Code, meeting many of its key elements.

The ethos behind the development will be to deliver a 'sense of place.' It will be a distinctive new development, carefully integrated within existing patterns making a positive contribution to the wider setting.

The development is designed to deliver high sustainability, low carbon principles will be applied to design, materials construction, maintenance and operation.

The development will be designed to meet the Passivhaus criteria. Energy and carbon emissions in use and carbon emissions during the build process will be minimised using natural materials wherever practicable whilst minimising site waste.

Design elements will be subject to whole life carbon analysis based upon BS15978.

The setting of the development allows for the retention of existing hedgerows and trees, accessible green pocket areas linking the development whilst enhancing the biodiversity and

ecology within these areas coupled with the provision of wildlife buffers along three of its boundaries. The development will provide a biodiversity net gain in excess of 10% in accordance with National Policy.

Important structured landscape features will be developed or retained where appropriate and woven into the fabric of the site providing key ecological corridors enhancing a safe and healthy environment.

SUDS will be designed to accommodate rainfall in accordance with appropriate run-off rates diverting water flows into location specific areas as required by providing additional flora, fauna and wildlife gains.

**Embodied Energy** - The embodied energy of a material or product refers to the total primary energy consumed during the resource extraction, transportation, manufacturing and fabrication of that item. It is a measure of the quantity of nonrenewable energy per unit of material. While current practice often focuses on energy “in use,” material selection will consider the embodied energy of materials in determining preferred choice. This process supports the local and national government requirements for reduction of CO2 and resource management.

The core mantra of Passivhaus design is to keep all aspects simple, including the building form. The shape will provide benefit in having maximum usable space, while reducing the heat losses from the surface area. Having a few, simple and repeatable details will make a structure easier to ensure continuity of insulation whilst achieving an air-tight structure which will allow thermal bridges to be minimised. The form is a series of shapes constructed using pre-engineered insulated timber panels.

**Biodiversity**- All new infrastructure will have undergone a carbon assessment (tCO2e)6 and we will publish the result at the time the full application is made.

As a minimum the site will result in a demonstrable net ecological gain more than the minimum 10%. This will be achieved by measuring, understanding, and reporting on the ecology of the environment in its natural state, prior to the proposal. The applicant will achieve the net gain cross the wider site through the creation of a range of locally appropriate habitats and the inclusion of design features that encourage and enhance biodiversity, including those that enable animals, especially species in decline to move between habitats unhindered. Greater weight will likely be given to proposals that would result in a significant net ecological gain over minimum standards, or which help other green infrastructure.

The development will retain any pre-existing trees and/or hedges where possible to accommodate the design. If the removal of any trees or hedgerows is necessary, the loss will be mitigated by ensuring that replacement is at least a 10% uplift to the ecological value of the hedgerow or trees removed.

**Water Management-** Any surface water drainage ponds associated with any planning development will appear natural and be able to be colonised by the local flora and fauna whilst maintaining their designed purpose.

**Electric charging points** - There will be a provision for all new parking to accommodate EV charging with an initial 33% having charging points from the outset with infrastructure placed during initial construction to accommodate additional points being added as the demand increases.

**The Low Carbon Passivhaus design through pre-engineered construction** - The design will use DfMA offsite construction and a kit of parts approach, resulting in the intelligent replication of components across the development.

The choice of high-performance materials that are sustainably produced with low embodied carbon is a key in delivery of an environmentally sustainable building.

These results in buildings that are comfortable, durable, resilient, energy efficient and healthy:

**Comfort** - Passivhaus building design and methods require tremendous attention to thousands of details, but the things that make an energy- efficient building also make it comfortable and durable.

**Healthy** – the hotel will be built with a MVHR (Mechanical Ventilation and Heat Recovery) system which removes moist stale air and replaces it with filtered fresh air - in winter they retain the warmth from the stale exit air which is captured through a heat exchanger within the MVHR and uses it to warm the fresh incoming air.

**Durability** -Water, in all its forms, is the enemy of a building. Moisture will cause a building to rot, cause doors and windows to fail, and create a habitat for mould inside walls that make a building unhealthy to live in.

**Energy Efficiency** - In a new build to current regulations all the inside warm air may be replaced by the outside cold air, every 15 minutes due to building regulations “allowable air leakage”. However, a Passivhaus building has a very high build standard where only one air change is allowed every 125 minutes - this coupled with the very high insulation and build quality has a direct relationship with the recovered heat system and impact on the energy demand therefore reducing heating and cooling by as much as 80%, dramatically cutting carbon emissions.

**Pre-engineered** is a construction method where building components are precision fabricated in a factory and assembled on site. Combine the construction method with the Passivhaus standard and you have one of the most energy efficient building technologies available today, built in a factory to the highest quality, and erected in a fraction of the time it takes to build using traditional site-built methodologies.

With the government's announcement that all buildings must work towards meeting Net Zero Carbon and Near Zero Energy a Passivhaus building, the construction of the hotel is part of the solution though being built to the Passive standard.

**DM3 Infrastructure and Delivery** – the proposal includes a new Priority 'T' junction, 60 car parking spaces, of which 5 will be disabled spaces and 15 cycle parking which will be provided by the applicant in a timely manner.

**DM4 Safeguarding the Countryside and Settlement Separation** – the proposal will provide significant local employment opportunities and enable the expansion of this existing golf club and conference centre facility to future proof its viability.

The proposal will not significantly adversely affect the intrinsic value, beauty, open character and landscape character of the countryside due to the fact that the building mass, scale and siting will be minimised due to the topography of the land and landscaping to ensure that the proposed development assimilates into the landscape character of the area.

The application site is adjacent to the existing golf course clubhouse and will not undermine the physical or perceived separation and open character of the site

On completion of landscaping following development, the site will deliver additional landscaped areas of which 20% will be additional National Forest planting alongside tourism accommodation in line with Core Strategy Policy 21.

**DM6 Enhancement of Biodiversity and Geological Interest** – the proposal requires the minimal removal of hedgerow and a tree at the front of the site to ensure that the new visibility splay is laid out correctly. This will be more than compensated for through the proposed substantial landscape planting and National Forest Planting to provide biodiversity gain.

The proposed landscape and tree planting would be comprised of plants to encourage and sustain the existing wildlife on the site. There will also be the provision of additional wildlife habitat and food sources recommended in the Preliminary Ecological Appraisal Report i.e.

- that Eco Bat Boxes, Integrated Eco Bat Boxes and bark boxes designed for bats are installed around the development site to enhance the site for other local bat species populations by providing further roosting opportunities.
- introduce bat friendly planting scheme in the soft landscaping plan • artificial lighting must avoid the field boundary hedgerows and trees.
- install a variety of bird boxes on site
- installing Eco Hedgehog Nest Boxes around the site
- install two Bug Hotels, and two Bumblebee Boxes into the scheme
- plants rich in a pollen source throughout the year should be planted

- hibernacula can be made of cut timber, brash, inert hard-core, bricks, rubble, rocks, tree roots and building rubble. A minimum of one of these are advised for this project for reptiles.

The existing trees and hedgerows will be protected during the construction of the proposal and no storage will be permitted within the tree root areas. Please see the Biodiversity Net Gain Report for further information on benefit associated with the proposed development works.

**DM7 Preventing Pollution and Flooding** – this policy is satisfied as the Phase 1 Geoenvironmental Report recommended that a Phase II survey be undertaken. This has been undertaken and recommends that in the event of any signs of contamination are evident during construction a qualified environmental specialist should be consulted to assess the risk posed to the end user and environment.

In addition to this a 300mm capping layer of soil should be used in the areas of soft landscaping or the impacted soil in the vicinity of TPO2 should be removed. The **Gas Addendum** to the assessment identified that the site is classified as being Characteristic Situation 2, and gas protection measures will be required. i.e.

- Reinforced cast in situ suspended floor slab with minimal penetrations.
- Minimum 2000g gas protection membrane (resistant to both carbon dioxide and methane) installed.
- Laps and joints bonded as per manufacturers' details.
- All service entries sealed if precast beam and block is to be used.
- A passive sub floor dispersal layer conforming to at least 'good performance'.
- This should be in the form of a clear void, polystyrene void former blanket, geocomposite void former blanket or no-fines gravel layer.
- Gas membrane as above.

It is considered that the above recommended protection measures will be sufficient to reduce the risk of ground gas to acceptable levels for end users of the site.

In relation to the risk of flooding the foul water will connect to an existing sewer on Markfield Lane and surface water will be discharged via a controlled SUDS system. Therefore, the proposal will not result in an increase in flooding and that any contamination can be dealt with in an appropriate manner.

**DM10 Development and Design** - this policy is satisfied due to the fact that there would be no adverse impact on neighbours due to matters of lighting, air quality (including odour), noise, vibration and visual intrusion or upon their amenity.

**DM17 Highways and Transportation –**

The site is within close proximity to a public footpath from Merrylees that extends west to Markfield Lane towards the northern end of the site frontage which offers staff the option to walk to and from work if they live locally. In addition to this, the Ivanhoe Trail runs through

the Forest Hill Golf Club site to the east connecting directly to Ratby approximately 3km from the site. This forms part of Route 63 of the National Cycling Network and both staff and visitors will be encouraged to use this network.

The introduction of the `T` junction will provide a safe entrance to the existing golf club site and the proposed hotel. This will also slow the traffic down along Markfield Road.

The Transport Assessment and accompanying Framework Travel Plan show that there will be no adverse impact on the highway network or safety.

**DM18 Vehicle Parking Standards** – as stated above the proposal will provide 60 car parking spaces of which 6 will be disabled spaces. 20 Charging points will be provided during the initial construction with infrastructure for 100% to be built in from the outset, allowing this number to increase in line with demand. Therefore, this policy is satisfied.

**DM24 Cultural and Tourism Facilities** – this policy has already been addressed within this document

### The **Preliminary Ecology Assessment recommended:**

That three Integrated Eco Bat Boxes and bark boxes are installed around the development site to enhance the site for other local bat species populations by providing further roosting opportunities. introduce bat friendly planting scheme in the soft landscaping plan. artificial lighting must avoid the field boundary hedgerows and trees.

Installing a variety of bird boxes on site

Installing three Eco Hedgehog Nest Boxes around the site

Installing two Bug Hotels, and two Bumblebee Boxes into the scheme

Plants rich in a pollen source throughout the year should be planted

Hibernacula can be made of cut timber, brash, inert hard-core, bricks, rubble, rocks, tree roots and building rubble. A minimum of one of these are advised for this project for reptiles.

The above recommendations will enhance the local wildlife on the site in addition to the landscaping character of the site.

The badger survey work conducted confirmed that there wasn't any badger (*Meles meles*) activity in the immediate area with the data search also confirming that badger activity in the area over the last 10 years has been low, with most activity occurring more than 5km from the area towards the major woodlands and agricultural grounds.

The European Water Vole survey work established that there are no signs of European Water voles (*Arvicola amphibius*) activity on the site or in the immediate vicinity.

The **Great Crested Newt Survey** carried out prior to submission of the previous planning applications confirmed that based on the information gathered during the site visit, great crested newts (*Triturus cristatus*) are likely to be present on one part of the site (P4 on the attached previous GCN report) confirmed eDNA was found in this interconnecting pond area. It is proposed that this be managed via registration under Great Crested Newt District Level Licensing Scheme with Nature Space Partnership by way of compliance with Conservation of Habitats and Species Regulations 2017 (as amended) see attached registration paperwork)).

**Arboricultural Impact Assessment** made several recommendations including some root protection measures and signage. Due to the proposal area being predominantly void of any significant trees no impacts are foreseen between the proposal and the subject trees/ groups of trees. An access route is already established from the overflow car park area and no spatial conflicts are expected.

### **Biodiversity Net Gain Mitigation Statement**

As determined in the **Habitat Mitigation Score**, the development will result in a negative unit loss which will be offset through the **Habitat and Creation Management Plan** achieving the required 10% increase in accordance with DEFRA requirements.

This statement supports the proposed Biodiversity Net Gain (BNG) strategy report for the 1.22ha development site, which forms part of the larger 40ha landholding in the same ownership. In accordance with the Environment Act 2021 and BNG statutory requirements, a minimum 10% net gain in biodiversity will be delivered through habitat creation and enhancement within the wider landholding.

#### On-site and Off-site Delivery within Same Ownership

While the small development site itself presents limited capacity for full on-site BNG delivery, the landowner proposes to meet the entire BNG requirement within their own landholding through a combination of on-site units (within the red line boundary) and off-site units (elsewhere within the 40ha landholding). This approach ensures biodiversity uplift remains local, ecologically relevant, and under consistent stewardship as outlined within page 2 of the BNG report **Habitat Creation and Management and Species-Specific Enhancement**. Note that FHGC, has in association with the National Forest Company already planted in excess of 12000 trees on the land within its ownership,

The proposed BNG delivery will be registered on the national BNG Register to allocate the off-site units specifically to the development, in compliance with planning policy and statutory guidance.

#### **Delivery and Monitoring, Benefits and Justification:**

The BNG plan will follow the Biodiversity Metric 4.0 to determine the required uplift of 10%. Including a Habitat Management and Monitoring Plan (HMMP) to secure long-term habitat establishment and success.

Delivering a BNG profile within the same ownership providing, ecological continuity, allowing for connected habitat networks and landscape-scale enhancement allows flexibility in habitat design and placement, optimising outcomes for priority species and habitats and achieves a long-term legacy of biodiversity enhancement within the same ownership.

This proposal represents a robust, policy-compliant solution to achieving BNG, ensuring that the ecological impacts of the 1.22ha development are fully and meaningfully offset within the wider land in the same ownership and adjacent to the development site.

As Identified in Section 6 of the report (general conditions) this is to be achieved through;

- Woodland creation
- Scattered Trees
- Wildflower Planting
- Mixed Scrub
- Hedgerow Planting
- Provision of the Hotel Garden
- Bat and bird Boxes
- Hedgehog nesting Boxes
- Hibernacula

**Geo-environmental reports** - determined more accurately the effect of the identified hazards on the development, and recommends that:

Should any signs of contamination be evident during construction activities, a qualified environmental specialist should be consulted to assess the risk posed to end users and the environment.

300mm capping to areas of proposed soft landscaping or hotspot removal of impacted soils in vicinity of TP02. The Local Authority is likely to condition a Remediation Method Statement detailing which form of remediation will be adopted.

Completion of the ground gas monitoring programme and confirmation of required protection measures to be confirmed in a condition.

The **Gas Addendum** to the assessment identified that the site is classified as being Characteristic Situation 2, and gas protection measures will be required. It is considered that the above recommended protection measures will be sufficient to reduce the risk of ground gas to acceptable levels for end users of the site.

It is important to note that some of the concentrations of methane encountered were in excess of the lower explosive limit. Therefore, it is recommended that all site works that have the potential to generate sparks, or that require the use of a flame, are not undertaken in enclosed spaces which do not benefit from the CS2 protection measures specified above. This work should also be undertaken in well-ventilated areas, preferably outdoors if possible. Where possible these types of works should be avoided. Potential low oxygen levels in deep trenches or pits should also be considered as a potential risk should personnel access be required.

The **Flood Risk Assessment** concluded that: -

The site lies within Flood Zone 1 which has a low probability of annual flooding. According to PPG-FRCC, no Exception Test or Sequential Test is required for the proposed development.

A minor pluvial flow route has been identified, as the minor upstream connectivity is maintained via alternative existing flow routes there is no impact.

Overall, the site is considered to be at low risk from surface water flooding. The nature and extents of the redevelopment does not increase flood risk elsewhere or result in a displacement of functional floodplain.

The proposed development does not create any flood risk issues to the wider area.

The **Drainage Statement** provides a conceptual drainage strategy which concludes that:

The proposed drainage strategy will result in a singular drainage catchment for the development. A total of 950m<sup>3</sup> of attenuation will be provided up to the 1 in 100 year + 40% climate change allowance event.

Surface water runoff generated from the proposed development will be discharged to the existing drainage ditch located on the eastern boundary at a restricted rate equivalent to the green field runoff rate (2.2l/s via the 5.7l/s attenuation respectively).

Foul water from the development is proposed to discharge to the existing public foul water sewer, south of Hunts Close. A gravity connection is considered to be feasible, and Severn Trent Water have confirmed that the asset has sufficient capacity to receive the flows.

It is recommended that infiltration testing (to BRE Digest 365 methodology) be carried out to determine the potential to utilise drainage via infiltration.

An existing public foul water sewer is located in Markfield Lane (south of Hunts Close), approximately 450m south of the site.

Severn Trent Water has confirmed that the existing combined sewer is able to receive foul flows from the development.

Although invert levels of the existing public network have not been provided by Severn Trent Water, topographical data indicates that existing ground levels at the foul water sewer (potential connection to MH 2701) is approximately 120.5mAOD. Levels at the southern site extent are approximately 128.0mAOD. Over a distance of 450m, an estimated gradient is 1:55. Therefore, a gravity connection is considered to be technically feasible, subject to confirmation of levels. Details of the required connection within Markfield Lane are to be discussed and agreed with Severn Trent Water on approval of this planning proposal.

The foul connection is subject to approval by Severn Trent Water via a S106 application, as stated in Severn Trent Developer Enquiry response.

An **outline Drainage Strategy Plan** has been submitted showing both the surface and foul drainage.

**Transport Assessment** – considers the issues raised by the previous application and the impact from this reduced proposal.

The applications intention is to provide one primary point of access to the site, with the new T-junction from Markfield Lane at the site's western boundary approximately 225 meters south of the existing Golf Club access to serve both the proposed hotel and the Golf Club. On entering the site there is a provision for the visitors to turn left for the Golf Club or continue ahead for the hotel. The Applicant would retain the existing access for use as a service

entrance for its plant/machinery area and staff-only parking, access to the existing club car park via this entrance park would be removed. Use of the existing access could be conditioned as necessary.

The information in relation to Road Safety shows that there have been no additional accidents and LCC previously accepted the Personal Injury Collision (PIC) presented in the previous application, and that this information highlighted the PICs have occurred at isolated locations. This view should not alter in relation to the reduced scale of the application.

The historic Trip Generation shows a worst-case scenario in that it is based on being separate units as opposed to in this instance when the hotel is ancillary to the golf club and conference centre. It also remains important to note that due to the nature of the proposals this means that most trips will be generated outside the traditional peak periods and often during weekends when background flows on the network are lower. A justification for this assumption is shown in Section 7 of the TA.

The TA has set out sustainable transport opportunities and is accompanied by a robust Framework Travel Plan

A Stage 1 Road Safety Audit has been undertaken and the issue raised in relation to the visibility has been addressed through the revised access layout submitted as Drawing Number F19109/06 Rev C and previously accepted.

The Framework Travel Plan follows the best practices and encourages alternative modes of travel, whenever reasonably practicable to reduce the number of single occupancy car journeys to the site. This will be implemented through a range of measures and incentives that will raise awareness of sustainable travel opportunities to give staff/visitors encouragement to use alternative travel modes.

There is a public footpath from Merrylees which extends west to Markfield Lane towards the northern end of the site frontage which offers staff the option to walk to and from work if they live locally. In addition to this, the Ivanhoe Trail runs through the Forest Hill Golf Club site to the east connecting directly to Ratby approximately 3km from the site. This forms part of Route 63 of the National Cycling Network and could be used by both staff and visitors.

The provision of on-site accommodation will also enable visitors and golf competitors to remain on site overnight, which will reduce the need for additional traffic movements to other overnight accommodation further afield.

**The LVIA** confirms that the landscape mitigation measures required are minimal because of the amount of significant existing boundary vegetation present across the wider site. The positioning of the Hotel, existing topography and vegetation minimise the impact on the existing landscape and surroundings. Whilst the landscape strategies will be applied to the entirety of the site to improve the overall landscape quality and further soften views in, out

and through the site, for example; improvement of proposed tree planting and whip planting to further strengthen the site boundaries and create a matrix of ecological buffers. Species rich planting will be identified via the existing working relationship with the National Forest Company.

**Appeal Decision of Planning Inspector dated 21 December 2023**

**(Appeal Ref: APP/K2420/W/23/3327377)**

The main issues identified by the planning Inspector (see para 6 – page 2 of the appeal decision) are as follows: the effect of the development on the character and appearance of the area. whether it would be in a suitable location having regard to development plan policies, the framework and accessibility. The effect of the development on great crested newts (GCNs). the effect of the development on highway safety and capacity.

**Revised application in relation to the above Issues:**

**Effect of the development on the character and appearance of the area:**

The revised proposed 49-bed hotel development at Forest Hill Golf Club has been relocated to a site immediately adjacent to the existing clubhouse building. This site was identified and recommended by the Council in the pre- application response (24/10081/PREMAJ dated 10 July 2024.

The new proposed 49-bed hotel build scheme is a smaller development than the proposed hotel schemes previously presented and rejected both by the Council and the Planning Inspector and will be located adjacent to an established building development and opposite an existing industrial development. It is submitted that this will not therefore adversely affect the character and/or appearance of the area. The new hotel will be compliant with National Policy and Guidance for building new structures within the National Forest.

Accordingly, it is submitted that this revised hotel development planning application would now be in accord with policies 21 and 23 of HBBC's Core Strategy adopted 2009 (CS) and policies DM4 and DM10 of HBBC's Site Allocations and Development Management Policies DPD 2016 (SADMP) as required.

**Suitability of Location**

The revised hotel development is now directly south of the existing facilities at FHGC site directly adjacent to both the clubhouse and overflow car park

As noted by the Planning Inspector, CS policy 23 encourages tourism development and holiday accommodation in suitable locations and SADMP policy DM24 supports new tourism facilities across the borough, including within the countryside.

While accepted that the application is for a new structure in the countryside and that this may result in an increased use of private motor vehicles, it is submitted that this is no more than one would expect where the primary use of facilities is a golf course. All reasonable mitigation measures will be adopted to encourage and promote use of car sharing and group transport for golf events such as organised coach travel. Use of electric vehicles will also be promoted by facilitating electric charging point provision on site. Additional parking places will also be provided for the hotel pursuant to the revised parking scheme.

Any additional use of private vehicles will not significantly alter the character or visual appeal of the area. The hotel will generate substantial new employment opportunities locally, offer accommodation for members and their guests, and provide additional lodging for visitors to the region. This will contribute to the long-term economic sustainability of the golf club and have minimal impact on the views of the landscaped golf course, which will remain balanced the surrounding countryside.

Moreover, the development will uphold the site's status as a prestigious sports destination. The revised proposal, which now excludes leisure and spa facilities, will ensure that the hotel attracts primarily golfing and function visitors rather than a broad influx of non-golfing guests. This addresses a concern previously raised by the Planning Inspector in the prior application, it is therefore considered that this is no longer a relevant issue

#### **Effect of the development on great crested newts (GCNs):**

The Applicant accepts that following the original ecology survey (2022) that there is expected to be presence of great crested newts on a waterbody adjacent to the site. The Applicant has registered the with the District Level Licensing (“DLL”) scheme to ensure this is appropriately mitigated. Copies of correspondence are attached to this application.

Registration under DLL scheme is in accordance with national planning policy, is acceptable to HBBC subject to compliance therein and is also supported by the applicant’s appointed ecology experts.

All necessary measures will also be put in place to mitigate for other wildlife protected species that may be present at FHGC as required by law.

#### **Effect of the development on highway safety and capacity:**

The applicant will rely upon the transport and access proposals as submitted in the previous planning application and the Appeal, including provision for new site access as approved by the Inspector in the Appeal Decision.

#### **Conclusion**

Whilst different in character and nature to the existing clubhouse, the application is for a reduced capacity single storey 49-bed non-strategic hotel development taking into account the reasons for dismissal of the previous application on appeal by the Planning Inspector on 21 December 2023.

The revised hotel development is now to be relocated and built immediately adjacent to the existing clubhouse and main golf course and existing car park.

The development will comply with all applicable national and local guidelines for build in the National Forest area in compliance with National Planning Policy Framework guidance (NPPF), Core Strategy (2009), guidelines for building in National Forest pursuant to Policy 21, Charnwood Forest (Policy 22) & Tourism Development (Policy 23) and National Design Guide and all other applicable regulations for development of this kind in open countryside including road and transport sustainability.

We believe that by reducing the size of the hotel, relocating the hotel adjacent to the existing clubhouse and agreeing to register with the district level licensing scheme (DLL Scheme) for Great Crested Newts along with other provisions to be made for wildlife protected species generally, that this application would satisfy the reservations of the Planning Inspector in dismissing the planning appeal on 21 December 2023

It is submitted that this revised 49-bed non-strategic hotel development proposal represents a development that respects the character of the countryside. It produces significant benefit to the local economy in accordance with the NPPF whilst respecting the nature and character of the countryside. It will create local employment and generate long-term economic sustainability for FHGC without conflicting with national and local planning policy.

#### **Pre-App Response from HBBC dated 10/07/2024**

The main issues identified in the Pre-Application Response letter are as follows:

Principal of Development

Design and impact upon character of the area

Impact upon residential amenity

Highways and parking

Ecology

#### **Principal of Development Policy DM4 SADMP**

The Applicant accepts that DM4 of Site Allocations and Development Management Policy ("SADMP") DPD (2016) applies to the proposed development to protect the countryside from "unsustainable development".

The Applicant maintains that the development proposed should be considered as sustainable development due to the following:

It significantly contributes to economic growth, job creation and/or diversification of rural businesses; and/or

- Due to its location in the immediate proximity of the existing built and operating clubhouse and car park area, it does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and/or
- It does not undermine the physical and perceived separation and open character between settlements for the reasons set out herein; and

- It is a stand-alone non-strategic hotel development and does not constitute, create or exacerbate any ribbon development.

HBBC state: “Paragraph 89 of the Framework states that sites to meet rural business needs may not be well served by public transport.

SADMP policy DM4 reflects this advice in allowing development in the countryside that significantly contributes to economic growth, job creation and diversification of a rural business. As stated by the Inspector in the recent appeal dismissal, it is obvious that the proposed development would need to be in a rural location if it is to help the golf course business to expand and diversify through linked trips”. The Inspector’s view is acknowledged by the Applicant, albeit that the revised application herein is significantly different from the previous application dismissed on appeal by the Inspector, both in terms of size of the hotel and its location within the FHGC site.

It is further stated by HBBC: “In the view of the LPA, in order for a significant tourism development in this location to be supported, one of several material planning judgements is that it must be sensitive to its surroundings and to avoid adverse effects on the character of the countryside, which is a factor which would be weighed in the planning balance during determination, along with the social and economic benefits of the proposal, impact on highway safety and other material planning considerations”.

The Applicant takes issue with the view expressed, if so intended, that this application is for a **“significant tourism development”** as indicated in the HBBC pre-app response. The application is for a non-strategic 49 bed hotel located immediately adjacent to the existing clubhouse as recommended by LPA in the Pre-application response.

Further, the application is principally for the benefit of FHGC both to enhance existing facilities to members and guests, and to ensure long-term sustainability of FHGC. Any ‘tourism development’ is coincidental to its principal purpose to provide accommodation facilities to enhance existing sport and leisure, and ancillary facilities provided to members and guests of FHGC. It is acknowledged that a new 49-bed hotel would undoubtedly attract some tourist trade. It is submitted, however, that this is outweighed by the benefit of job creation and overwhelming use of the hotel by guests playing golf and associated guests.

### **National Planning Policy Framework**

**Para 89 states:** Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

However, HBBC states: “Therefore, the proposal would not be supported by paragraph 89 of the NPPF, and it would not constitute a sustainable form of development in the countryside as defined under SADMP policy DM4”.

The Applicant takes issue with this assertion and respectfully maintains that the proposed non-strategic 49-bed hotel development would constitute sustainable development in the countryside as defined under SADMP Policy DM4 and NPPF Para 89 for the reasons set out below:

The Applicant believes that the development of the proposed non-strategic 49-bed hotel at FHGC, whilst admittedly in a rural location by its very nature and is not well served by public transport, will nevertheless comply with NPPF requirements under para 89 as stated above. In particular, the proposed development will:

- be designed and constructed with sensitivity to its immediate surroundings,
- will not have an unacceptable impact on local roads. This was previously accepted by the Inspector at the appeal of the previous planning application for the larger strategic 98 bed hotel application.
- use will be made of local transport where available, promoting of organised coach travel for golf-related or events and use of other measures reasonably practicable to promote non private car use.

The site for the location of the proposed hotel development is immediately adjacent to the existing clubhouse and golf course car park as request and supported by HBBC and Policy 23 below

### **Policy 23 – Core Strategy**

HBBC states in the Pre-Application response:

“Policy 23 of the Core Strategy encourages holiday accommodation in suitable locations where they can support existing local community services and facilities and are of a scale which is appropriate to minimise impact and assimilate well”. It is submitted that the proposed development is compliant with Policy 23 of the Core Strategy in that:

The proposed development supports existing sport and leisure facilities and will ensure long-term sustainability of these facilities at FHGC.

The scale of the development is presented to minimize impact both in respect of the location, size of the hotel and proposed design and build to blend in with the area.

### **Policy DM 24**

HBBC response further states:

“Policy DM24 of the Core Strategy also seeks to support the development of new cultural and tourism facilities including strategic hotels”.

This is noted. The proposed development is for a non-strategic 49 bed hotel which will offer support to existing tourism facilities in the borough.

HBBC also states: “Furthermore, SADMP policy DM24 supports new tourism facilities across the borough, including within the countryside. However, this support is on the basis that proposed facilities can be accessed by a range of sustainable transport modes to reduce reliance on the private car”.

By limiting this application to a non-strategic 49 bed hotel, the Applicant submits that this follows Policy DM24 and directly complies with Para 89 of the NPPF. The provision of accommodation will enable members, guests and visitors to remain on-site to enjoy the golf course and its facilities. Especially, in relation to events, conferences and the increase in golfing competitions by reducing the need to leave the site to find alternative accommodation, thereby reducing the traffic movements in relation to such activities.

#### **Policy DM8**

HBBC states:

“Policy DM8 of the SADMP is an exception Policy which aims to safeguard Open Space, Sport and recreational Facilities. Criterion (c) of this Policy relates to the development of smaller parts of larger sites in recreational use subject to the enhancement of recreational facilities of the remainder of the site”.

The Applicant submits that this proposal would see limited development contained within the immediate vicinity of existing development on-site. The proposed development complements the existing facilities available at the clubhouse. The remainder of the site is retained as open space with enhanced and more diverse facilities. As such it is submitted that the proposal complies with the criteria set out in Policy DM8.

#### **Design and impact upon the character of the area Policy DM4 of the SADMP**

“DM4 states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside and contributes to the delivery of the National Forest Strategy”.

For the reasons set out in this planning statement, the Applicant submits that the proposed development is compliant with Policy DM4 both in terms of sustainable development and with regard to its design and impact upon the character of the area.

**Policy DM10 of the SADMP** “DM10 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”.

The Applicant further submits that the proposed development is compliant with Policy DM10 and complements the character of the surrounding area with to DM10 and SADMP

### **Policy 23 of the Core Strategy**

“Policy 23 encourages holiday accommodation of a design and scale which is appropriate to minimise impact and assimilate well”.

It is further submitted that the proposed development is compliant with Policy 23 of the Core Strategy in that the design and scale of the development is appropriate to minimise impact and assimilate with existing structures and facilities provided at FHGC. This is also in accordance with recommendations in the Application advice of the LPA (24/10024/PREMAJ).

It is also submitted that this application, together with detailed plans annexed and submitted hereto, complies with policies 21 and 23 of HBBC’s Core Strategy and policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD 2016 and otherwise. Accordingly, it is believed that the proposed development will further enhance the character and appearance of the site.

### **Impact upon residential amenity Policy DM10 OF THE SADMP**

HBBC also states: “Policy DM10 of the SADMP seeks to ensure that development proposals do not harm the amenity of neighbouring residential properties and that the amenity of occupiers of the proposed development would not be adversely affected by the activities in the vicinity of the site.

This is acknowledged and the Applicant submits that the proposed development is compliant with Policy DM10 in this regard as required.

### **Policy DM7 of the SADMP**

HBBC states: “Policy DM7 of the adopted policy seeks to prevent adverse impacts from pollution by ensuring that development proposals demonstrate that:

- all reasonable steps are taken through design, siting and technological solutions to ensure abatement of obtrusive light to avoid sky glow, glare and light intrusion; and they would not cause noise of a level which would disturb areas that are valued for their tranquility in terms of recreation or amenity.

This is acknowledged and the Applicant submits that the proposed development is compliant with Policy DM7 as required and will be compliant with the “Dark Skys Policy

### **The Good Design Guide SPD**

HBBC states “The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise”.

“The closest residential dwelling lies on the opposite side of Markfield Lane and is more than 50m from the proposed site. There are no other dwellings in the proximity of the site that would be directly impacted by loss of outlook, overbearing impacts, loss of privacy or unacceptable noise and disturbance as a result of the proposal”.

This is acknowledged and the Applicant submits that the proposed development is compliant with The Good Design Guide SPD as required.

### **Highways and parking**

HBBC states: “Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision to serve the development proposed. Policy 115 of the Framework states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe”.

This is acknowledged and the Applicant submits that the proposed development is compliant with the LHA in respect of the proposed development plans as required and the Inspectors report Dec 2023 .

### **Site Access**

The proposed development is to proceed with new site access as approved by the Inspector in the planning appeal decision Dec 2023 .

### **Ecology Policy DM6 of the SADMP**

HBBC states: “Policy DM6 states that development proposals must demonstrate how they conserve and enhance features of nature conservation”.

This is acknowledged. The Applicant submits that the proposed development is compliant with Policy DM6 in respect of the ecology requirements as submitted within the PEA 2024 and associated ecological reports

### **Conclusion**

National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and this high-quality Passivhaus, sustainable tourism accommodation proposal with a viable transport plan in line with recommendations in the Pre-App Response dated 10<sup>th</sup> July 2024.

The proposal will reflect the National and Charnwood Forest settings whilst enhancing the intrinsic character and beauty of the countryside through planting and landscaping, ensuring that the proposal assimilates into the character of the area and providing the required biodiversity net gain.

Significant employment will be available to local people through construction, maintenance and thereafter during operational stages of development. This will ensure that the rural economy will be supported to enhance and secure the long-term viability and sustainability of the golf club.

It is submitted that this scheme accords with the provisions of NPPF and Local Planning Policy to deliver high quality overnight accommodation that complements the facilities provided at the golf club and will not result in any adverse impact in the open countryside, which would significantly and demonstrably outweigh the benefits of the 49-bed hotel development in granting planning permission

Forest Hill Golf Club

Notes

