

Response to Aspect Landscape Review - Kyngs Golf and Country Club

Date: 3rd September 2025

Planning Application Ref: 24/01157/HYB

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Thank you for forwarding the Aspect Landscape Review (the 'homework marking') of our submitted LVIA.

We welcome its conclusion, which confirms the acceptability in principle of golfing holiday lodges in this location at Kyngs Golf and Country Club - a site allocated for tourism and leisure use in the Market Bosworth Neighbourhood Plan (MBNP).

This is entirely consistent with the recognised site's planning history and recent consents, including the very recent approval of 9 holiday lodges under application 24/00769/FUL.

Please find below our summary response.

1. Introduction

We welcome the conclusion that the proposed development is acceptable in principle in landscape and visual terms, as confirmed in the Aspect Landscape Planning Review (August 2025).

2. Heritage Considerations

We now have the benefit of the submitted Heritage Statement, which further confirms no harm to the setting or significance of nearby heritage assets due to intervening topography and separation.

3. Visual Effects and Public Rights of Way

Short-term visual effects on nearby public rights of way are acknowledged and have now been confirmed acceptable in principle due to detailed planning consent granted at committee in August 2025 after the Aspect response to our LVIA was composed. These effects can similarly be mitigated. The proposal fits the leisure landscape context.

4. Planning Context

The site has already undergone significant landscape transformation and the principle of a substantial multifunctional clubhouse, 50 room hotel and lodge development has been consistently accepted through multiple permissions. These form the benchmark for landscape and visual acceptability.

Relevant Planning History Includes:

- 98/00963/COU - Proposed golf course and ancillary facilities including clubhouse - Approved (09.11.2000)
- 02/00685/COU - Proposed golf course and ancillary facilities including siting of clubhouse and associated parking - Approved (30.04.2003). This permission included substantially modifying the landscape and visual context, permanently altering views and public rights of way by permitting the importation of over 1.5 million tonnes of inert soil and rubble to raise and reshape the golf course by 5 to 7 metres.

- 07/01287/FUL - Erection of greenkeeper's store associated with golf course - Approved (21.12.2007)
- 08/00217/FUL - Retention of slab area - Approved (09.04.2008)
- 08/00750/FUL - Erection of golf clubhouse, new access, associated parking and manager's flat - Approved (24.09.2008)
- 19/00230/FUL - Change of use of vacant outbuilding to 1 holiday lodge, and extension to access drive - Refused, Allowed at Appeal (24.10.2019)
- 19/01437/FUL - Erection of a multi-purpose golf clubhouse (D2), new car parks and access roads, and 6 golf holiday homes (C1) - Approved (15.06.2020)
- 23/00273/DISCON - Discharge of conditions from 19/01437/FUL - Split Decision
- 23/00434/DISCON - Discharge of landscape and levels conditions (19/01437/FUL) - Split Decision (23.08.2023)
- 23/00508/FUL - Erection of 9 single-storey holiday lodges with parking - Refused, Appeal Dismissed on Ecology Grounds (18.07.2023)
- 24/00019/FUL - Erection of 50-room golf and leisure accommodation facility (part revised 19/01437/OUT) - Approved (12.04.2024)
- 24/00026/FUL - Erection of 2 subterranean golf holiday lodges - Approved (07.06.2024)
- 24/00513/FUL - Erection of 4 golf holiday lodges - Approved (09.05.2024)
- 24/00769/FUL - Erection of 9 golf holiday lodges - Approved at committee, August 2025

5. LVIA Assessment and Findings

The Aspect Review confirms:

- Development is well contained and not prominent in key views
- No material harm to MBNP views or vistas
- Visual effects from public rights of way are limited, acceptable in principle, and confirmed by the recent planning approval for 9 lodges in the same view corridor
- Proposals are consistent with the established tourism land use

Critically, LVIA's distinguish between tourism/leisure and permanent, standard, intrusive residential development construction.

Holiday lodges are reversible, low-profile, non-intrusive, and as stated at appeal, what you would expect to see within a consented leisure facility.

This distinction materially reduces the assessed landscape impact compared with permanent housing or traditional structures.

The application for the proposed holiday lodges is in outline form, with all matters reserved except access.

This aligns directly with the Aspect Landscape Review's conclusion that while initial, short-term visual effects

may occur, they can be successfully mitigated in the long term through appropriate landscaping.

The reserved matters stage provides the opportunity to refine siting, appearance, and mitigation in a way that integrates the development in line with the now accepted landscape principles.

The lodge types are composite cedar-clad units with sedum roofs, installed on surface-mounted pads, minimising any construction impact.

Spa Building Location

With respect to the proposed health spa building, this is located at the southern entrance of the site, where it is substantially enclosed visually:

- It is sandwiched between an extant and implemented 9-metre-high hotel to the front - both wider and taller than the spa - which substantially obscures views from Station Road
- And an extant and implemented multifunctional clubhouse to the west (approximately 8-9 metres high), which screens views from the east

This location was also identified by the Head of Planning, Chris Brown, during pre-application discussions as the most appropriate and least visually intrusive siting.

Its location has also been endorsed by previous appeal Inspectors.

6. Conclusion

Given the accepted planning history, the now submitted positive Heritage Statement, and the approved principle of 9 similar lodges also allocated along the northern boundary and same public view corridor, the proposed development is acceptable and does not result in significant visual or landscape harm.

We adopt the Aspect Review's findings and confirm that the scheme is entirely appropriate for this allocated tourism and leisure site.