

PLANNING STATEMENT

(Inc: DESIGN & ACCESS, ECOLOGY
AND HIGHWAYS COMPONENT)

FOR

A GOLF & LEISURE HOTEL

AT

THE KYNGS GOLF & COUNTRY CLUB
STATION ROAD
MARKET BOSWORTH
LEICESTERSHIRE

PROJECT No: HMD/0532/2023
DATE: December 2023

HMD

ARCHITECTURE
PLANNING & SURVEYING

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(Inc: DESIGN,LAYOUT,SCALE & LANDSCAPE)
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1.00 THE PLANNING SUBMISSION PROPOSAL

(Inc: DESIGN,LAYOUT,SCALE & LANDSCAPE)

1.01 The development proposal seek full planning permission for the erection of a 50 guest bedroom golf and leisure hotel at The Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire.

1.02 The proposed golf and leisure hotel would be in used in association and function with the multi-purpose golf clubhouse, dedicated vehicle parking areas and access roads as permitted under Planning Reference No:19/01437/FUL.

1.03 The full planning application is supported by the following Drawings and Documentation:

- Drwg.No:HMD/PD/0532/01 - Site Layout Plan
- Drwg.No:HMD/PD/0532/02 - Ground Floor Plan Layout
- Drwg.No:HMD/PD/0532/03 - First Floor Plan Layout
- Drwg.No:HMD/PD/0532/04 - Elevations
- Drwg.No:HMD/PD/0532/05 - Longitudinal X-Sectional Elevations
- Drwg.No:HMD/PD/0532/06 - Roof Plan/X-Section/Room Plans
- Supporting Planning Statement
(Inc:Appendices)
- Highway Access Solutions - Drwg.No:HAS/17-030/01,02&03
- Habitat Management Plan (Ecology Solutions)

DESIGN

1.04 The development proposal seeks to replicate the currently permitted over night accommodation building scheme utilising the format of a traditional courtyard design layout,constructed with a traditional palette of materials including a quality red facing brick with painted flush fitted casement fenestration set under a small blue Staffordshire clay tiled roof.

1.05 The overall building length, width, eaves and ridge heights and roof pitch are retained to match the permitted accommodation building thus retaining the original DNA architectural signature of the same. In this instance the upper floor level is accommodated within the roof structure without any requirement for an increase in either ridge nor eaves heights.

LAYOUT

1.06 The development proposal is positioned over - and not exceeding - the original footprint of the previously permitted courtyard building.

1.07 In utilising the same site positioning within the application site area retains the functional relationship with the clubhouse host building.

1.08 Accommodation would be provided over two floors with 26 guest rooms located within the ground floor layout and a further 24 guest rooms located on the upper floor layout to be formed within the roof structure.

1.09 Horizontal and vertical access is assisted with internal corridors set around a central courtyard with a glazed atrium accommodating staircases and a personnel lift.

1.10 Dedicated protected fire escapes routes (4 No:) are incorporated within the design layout linking both accommodation floors with a safe external access route in the event of a major incident.

SCALE

1.11 Building Data:

	Permitted Building* ¹ (P/App:No:19/01437/FUL)	Proposed Building* ²
Length x Width:	42.065M x 42.065M	42.065M x 42.065M
Overall Footprint:	1770.00M ²	1770.00M ²
Eaves Height:	2.550M	2.550M
Ridge Height:	6.675M	6.675M
Roof Pitch:	52 ⁰	52 ⁰

1.12 Development Proposal Data:

Number of Guest Rooms:	50
Standard Room Size:(GIFA)	24.00M ² /(260.00sq.ft)
Superior Room Size:(GIFA)	36.00M ² /(390.00sq.ft)
Executive Room Size:(GIFA)	50.00M ² /(540.00sq.ft)

*Appendices 1 & 2

Total Accommodation Area:(GIFA) 1340.00M²/(14500.00sq.ft) **Page 4**

1.13 The total floor area (measured over walls) generated by the development proposal - inclusive of over night accommodation, access routes, the central atrium, the services room/plant room and the dedicated fire escape routes - equates to a quantum area of 2243.00M²

LANDSCAPE

1.14 The land immediately adjacent to the development proposal would be laid to managed grasslands, incorporating a perimeter footway and planted shrubberies to suit.

1.15 The internal courtyard gardens would each be set with a central water features, specimen trees and dedicated shrubberies to suit.

1.16 The application site boundaries - including the private access road surfacing and boundary fencing - would be retained as existing.

2.00 APPLICATION SITE AND SURROUNDING AREA

2.01 The Kyngs Golf and Country Club comprises of circa:48 hectares (118 acres) of land forming an 18 hole golf course with artificial man-made fairways, greens and water features, benefitting from an existing vehicle access with the public highway (Station Road) and an *extant* planning consent for the erection of a multi-purpose golf clubhouse and a separate accommodation building.

3.00 RELEVANT PLANNING HISTORY

3.01 The following key planning applications/appeal and subsequent decisions are considered relevant for the decision taker's Planning Balance assessment of the planning merits for the development proposal.

- Planning Application Ref.No:02/00685/COU - Proposed Golf Course and Ancillary Facilities including Siting of Club House and Associated Parking.
- Planning Application Ref.No:08/00750/FUL - Erection of a golf club house, new access and associated parking and managers flat.
- Planning Appeal Ref.No:APP/K2420/W/18/3229633.
- Planning Application Ref.No:19/01437/FUL - Erection of a Multi-Purpose Clubhouse, Formation of a New Car Parking Areas and Access Roads.

4.00 RELEVANT PLANNING POLICIES

4.01 Market Bosworth Neighbourhood Plan (2014-2026)

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

4.02 Core Strategy (2009)

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

4.03 Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016)

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

4.04 The National Planning Policy Framework (NPPF) 2023

4.05 Planning Practice Guidance (PPG)

4.06 Other relevant guidance.

- The Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide
- Landscape Character Assessment (2017)

5.00 PLANNING APPRAISAL

Key Issues:

- 5.01 Principle of Development
- 5.02 Design and Impact upon the Character of the Area
- 5.03 Impact upon the Market Bosworth Conservation Area
- 5.04 Impact upon Neighbouring Residential Amenity
- 5.05 Impact upon Highway Safety
- 5.06 Impact upon Drainage and Flood Risk
- 5.07 Impact Upon Ecology
- 5.08 Land Contamination and Pollution
- 5.09 Impact upon Archaeology

5.01 Principle of Development

The proposed development would provide on site accommodation to support the existing golf course and the permitted multi-purpose golf clubhouse.

The Planning Inspector in consideration of Planning Application Ref.No: 18/00732/FUL concluded that a proposal for a clubhouse and associated holiday accommodation would accord with Policies 11 and 23 of the Core Strategy and Policies DM4 and DM24 of the SADMP due to the economic benefit to the area, it's location and form of development which would support and bring back into use the existing leisure facility - by way of a Golf Course - noting that the provision of tourist/holiday accommodation is supported in principle.

5.02 Design and Impact upon the Character of the Area

The development proposal would echo the previously permitted over night accommodation building, being both of a similar courtyard design and located on the same footprint, incorporating similar architectural features and reflecting the same external scale and mass for the building as permitted under Planning Permission No:19/01437/FUL.

The Planning Inspector when considering APP//K/2420/W/18/3229633 had regard to the courtyard building being secondary in terms of it's relationship to the clubhouse building and it's relationship to the wider context of Station Road, noting that the development would result cont..

in localised impact on the landscape, however in combination of the scale siting and wider context, the Inspector considered the proposed building(s) would not result in harm to the landscape character of the area, nor detract from the identified vista 11 of the MBNP.

The resultant conclusions drawn from the Inspector's decision (Ref.APP/K/2420/W/18/3229633) are a significant material consideration in the overall planning assessment of the current development proposal.

It is considered that the development proposal would accord with Policies DM4 and DM10 of the SADMP (2016) and Policies CE1,CE5 and CE5 of the MBNP and Policy 23 of the Core Strategy (2009).

5.03 Impact upon the Market Bosworth Conservation Area

Planning Permission Ref.No:19/01437/FUL - Report of the Planning Manager - noted that the courtyard accommodation building would preserve the character and appearance of the Market Bosworth Conservation Area and the Ashby Canal Preservation Trust Area and would be compatible with the significance of the grade II* listed St.Peters Church by having no adverse impact on it's wider setting and therefore the development proposal would accord with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF and complied with the statutory duties of Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

5.04 Impact upon Neighbouring Residential Amenity

The nearest residential dwellinghouse is a single property (Godsons Hill Farm) which located in an elevated position to the east of the application site and is a sufficient distance from the development proposal so as not to result in any loss of amenity in terms of overshadowing or overlooking and it is considered that the development proposal would not result in any adverse impacts on neighbouring amenity and would therefore accord with Policy DM10 (a) of the SADPM.

5.05 Impact upon Highway Safety

The development proposal utilises the existing vehicle access with the public highway at Station Road (Class C Road - 30mph speed limit) and uses the associated new vehicle parking and new access roads as previously permitted - Planning Application Ref.No: 19/01437/FUL.

Access Geometry Details: (Highway Access Solutions)*³

- Visibility Splays (Eastern & Western) - 2.40m x 65.00m
- Kerb Radii - 10.00M
- Access Width - Min.6.00m @ 15.00m behind highway boundary
- Footway - @ 2.00m

It is considered that the development proposals accord with Policies DM17 and DM 18 of the SADMP.

5.06 Impacts upon Drainage and Flood Risk

The application lies with Flood Zone1;the development proposal is considered to accord with Policy DM7 of the SADPM

5.07 Impact upon Ecology

The majority of the application site is noted as being improved grasslands and managed as a short grass for the golf course with minimal diversity.

A pond located with the application site is noted as supporting a 'medium' population of Great Crested Newts and Planning Application Ref.No:19/01437/FUL condition C21 required the submission of a Habitat Management Plan.

A Habitat Management Plan (Ecology Solutions)*⁴ has been submitted - Planning Application Ref.No: 23/00273/DISCON.

5.08 Land Contamination and Pollution

Planning Application Ref.No:19/01437/FUL conditions C13 and C15 required a ground investigation report.

A Phase I& II Geo-Environmental Assessment (Ivy House Environmental) has been submitted - Planning Application Ref.No: 23/00434/DISCON.

5.09 Impact upon Archaeology

Leicestershire County Council (Archaeology) previously advised that it was not - after having cross checked and referenced against Historic Environmental Records - necessary for any archaeology work would be required in accordance with Policy DM13 of the SADMP the NPPF.

*3 & 4 Appendices

6.00 CONCLUSION

6.01 The application site is located within the countryside, adjacent to the settlement boundary of Market Bosworth at The Kyngs Golf and Country Club.

6.02 The development proposal for an overnight accommodation Golf and Leisure Hotel - to be used in association with the multi-purpose Golf Clubhouse - would support the established use of the Golf Course as an existing leisure and tourism facility in accordance with Policies DM1,DM4 and DM 24 of the adopted SADPM and Policy 11 and 23 of the Core Strategy.

6.03 It is considered that the development proposal and associated infrastructure (as existing and as previously permitted) by virtue of scale, siting, layout design would be limited to a localised impact on the landscape and would not detract from vista 11 of the MBNP - particularly in having regards to the existing urban influences present long Station Road - and therefore it is considered that there would no adverse impact upon the settlement setting.

6.04 The development proposal would not adversely impact upon the character and appearance of the area and would comply in accordance with Policies DM1,DM4,DM10 of the SADPM, Policies CE1,CE3 and CE5 of the Market Bosworth Neighborhood Plan and Policy 23 of the Core Strategy.

6.05 The development proposal would not give rise to any adverse impacts on neighbouring amenities, drainage, pollution and highways safety - with the same being capable of being controlled by suitably worded planning conditions to suit.

6.06 It is considered that the development proposal are in accordance with Policy 23 of the Core Strategy and Policies DM4,DM6,DM10,DM11,DM12,DM17 and DM18 of the adopted SADPM and the overarching guidance and principle if the National Planning Policy Framework (NPPF) 2023.

HMD

2023

7.00 APPENDICES

7.01 Permitted Building:(P/App.No:19/01437/FUL)

7.02 Development Proposal Building:

7.03 Highway Access Solution Drawings:

7.04 Ecology Solutions - Habitat Management Plan:

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CONSTRUCTION MATERIALS:
WALLS: To be formed in a mixed blind quality red facing brick laid in English garden wall bond.
ROOF: To be formed in a traditional small blue Staffordshire clay tile.
WINDOWS/DOORS: To be formed in a wood & painted in a range approved subject to suit.

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

PROJECT:
 The proposed Erection of a Multi-Functional
 Recreational Building (inc. Open Plan Function
 Room, Washrooms, Bar & Kitchen Facilities, Office,
 Staff Accommodation and Retail Golf Shop), The
 Erection of a Golf Simulator Building, The
 Erection of a Golf Buggy Garage (inc. Office
 and Washrooms), The Erection of a New
 Car Parking Area for 100 Vehicles and New
 Access Roads and The Proposed Erection of
 15 Golf/Mailing Homes & Manager's Accommodation
 inc. all Associated Ancillary Works.

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

DRAWING TITLE:
 Proposed Elevations to the Unit No 41-4

SCALE: 1:100

DATE: February 2008

PROJECT NO: HMD/07/07/014

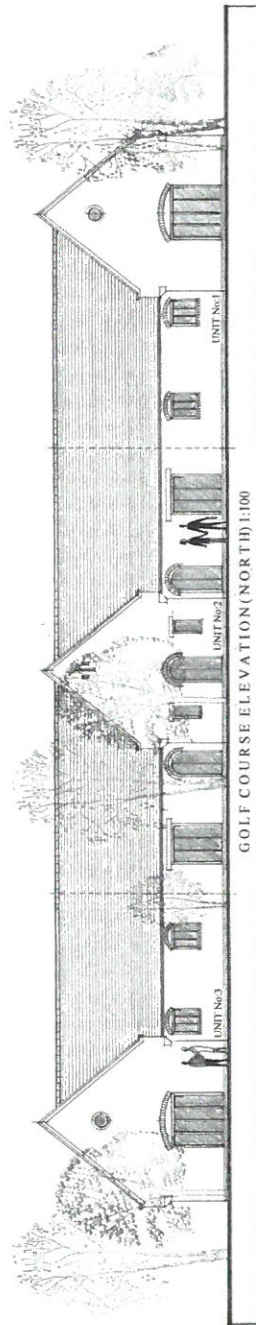
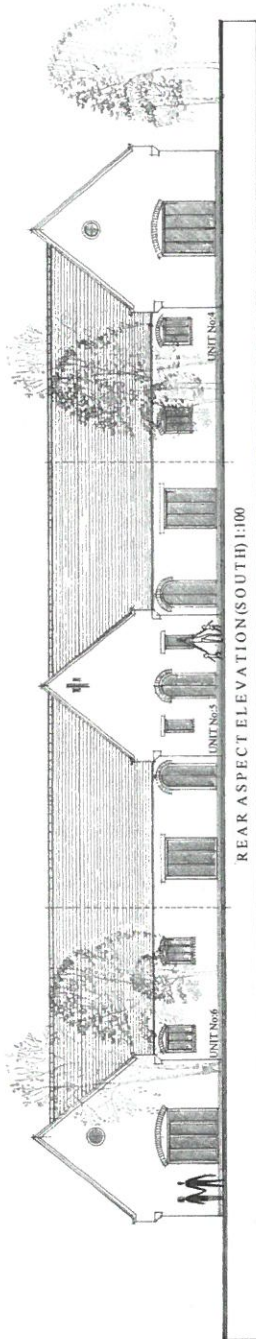
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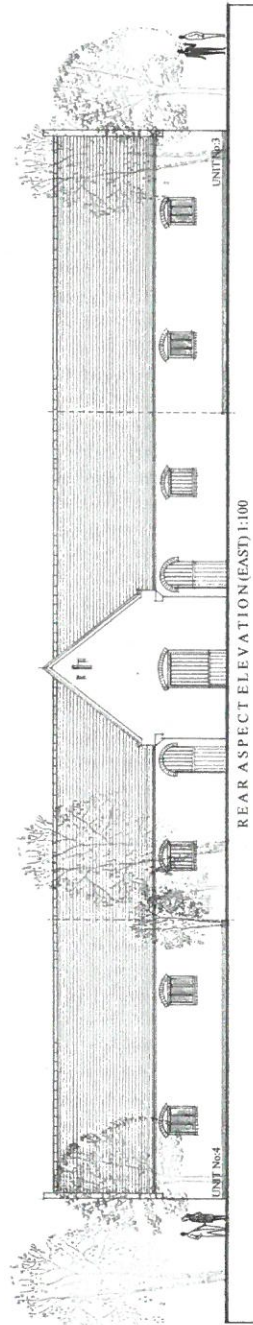
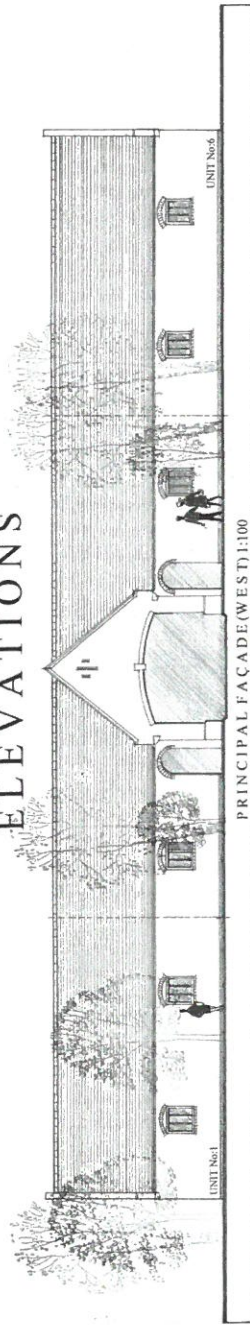


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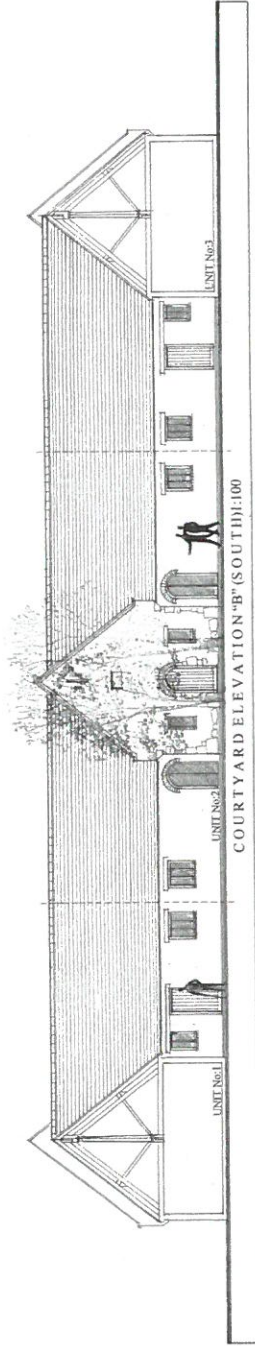
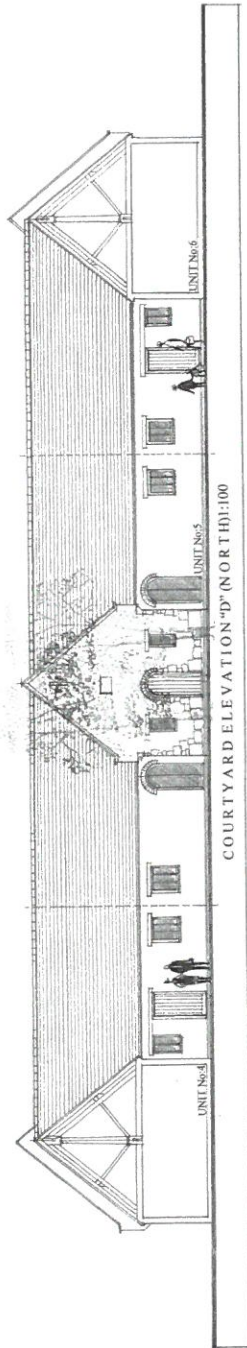


PROPOSED ELEVATIONS

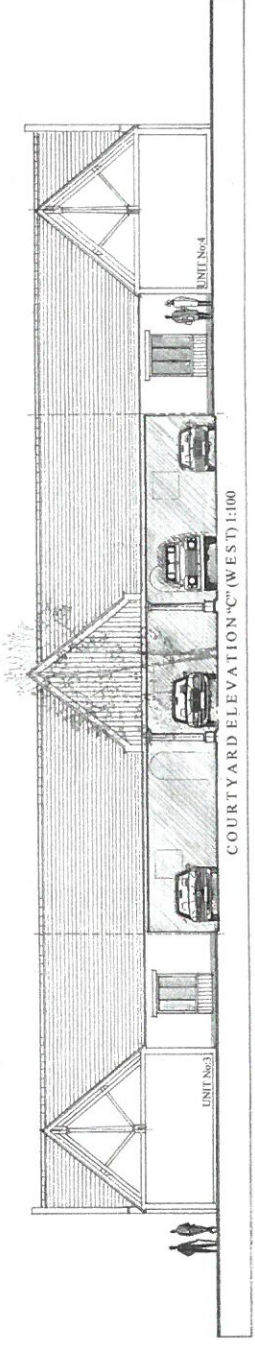
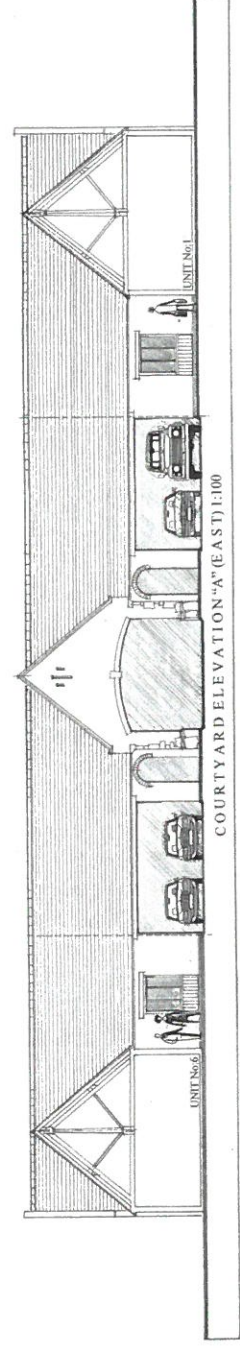


CONSTRUCTION MATERIALS:

WALLS: To be formed in a mixed-blend quality concrete with a light sand aggregate finish. & set in a lime mortar bed with medium coarse sandstone as illustrated.
 ROOF: To be formed in a traditional wood blue WINDWASH-DOCKS. To be formed in a wood & painted in heritage approved colours to suit.



PROPOSED ELEVATIONS



CLIENT:
The Market Bosworth Golf
Club, Leicestershire.

PROJECT:
The Proposed Erection of a Multi-Functional
Recreational Building (inc. Open Plan Function
Room, Washroom, Bar & Kitchen, Changing
Room, Gym, etc.) & a new Golf Shop. The
Erection of a Golf Simulator Building, The
Erection of a Golf Bagged Garage (inc. Office
/Maintenance Shop). The Erection of a New
Car Parking Area for 139 Vehicles and New
Access Roads and The Proposed Erection of
19 Golf/riding homes & managers' Accommodation
inc. all Associated Ancillary Works.

DRAWING TITLE:
Proposed Elevations to the Unit No 1-6
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DATE: February 2008
DRAWING NO: HMD/7/01/07/01/08
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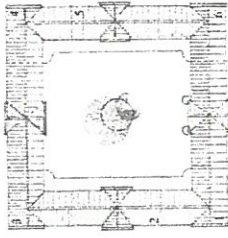
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**THE FORMER MARKET BOSWORTH GOLF CLUB,
STATION ROAD,
MARKET BOSWORTH,
LEICESTERSHIRE.**

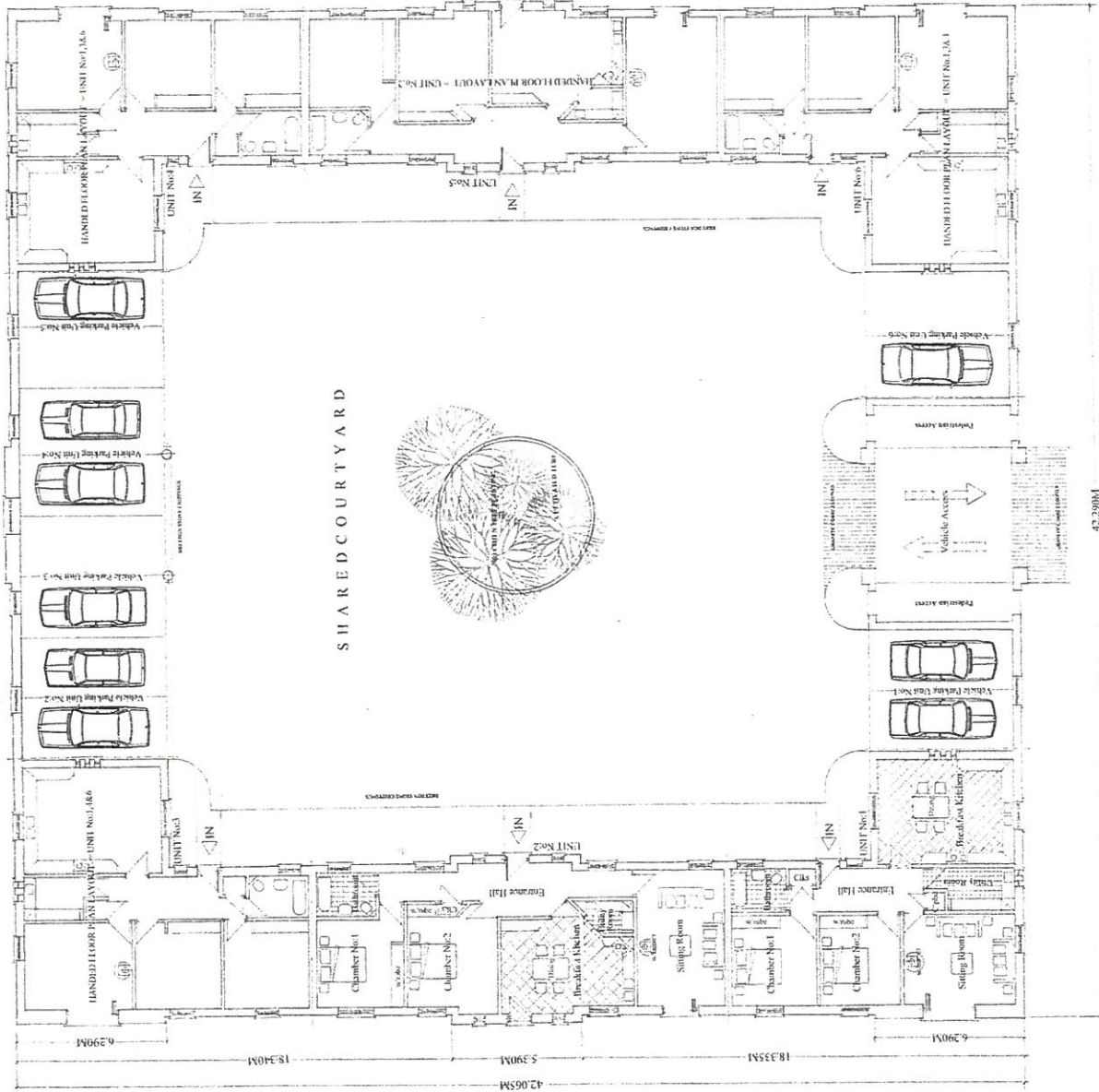
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TEL/FAX: (0044) 1530 272373

FLOOR AREA:
UNIT No. 1, 1.486 - 91.00M² / 980sq.ft
UNIT No. 2, 2.53 - 97.00M² / 1050sq.ft



ROOF PLAN 1:500



PROPOSED FLOOR PLAN

42.290M

CLIENTS:
The Market Bosworth Golf
Leisure and Country Retreat

PROJECT:

The Proposed Erection of a Multi-Functional Recreational Building (inc. Open Plan Function Room, Bar, Restaurant, Golf Shop, Staff Accommodation and Retail Golf Shop), The Erection of a Golf Simulator Building, The Erection of a Golf Buggy Garage (inc. Office /Maintenance Shop), The Formation of a New Car Parking Area for 130 Vehicles and New Access Roads and The Proposed Erection of 15 Golf/riding Homes in Managers' Accommodation (inc. all Associated Building Work).

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

PLANNING TITLE:
Proposed Floor to the Unit No. 1 - 6
Roof Plan.

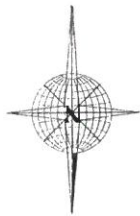
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DATE: February 2018
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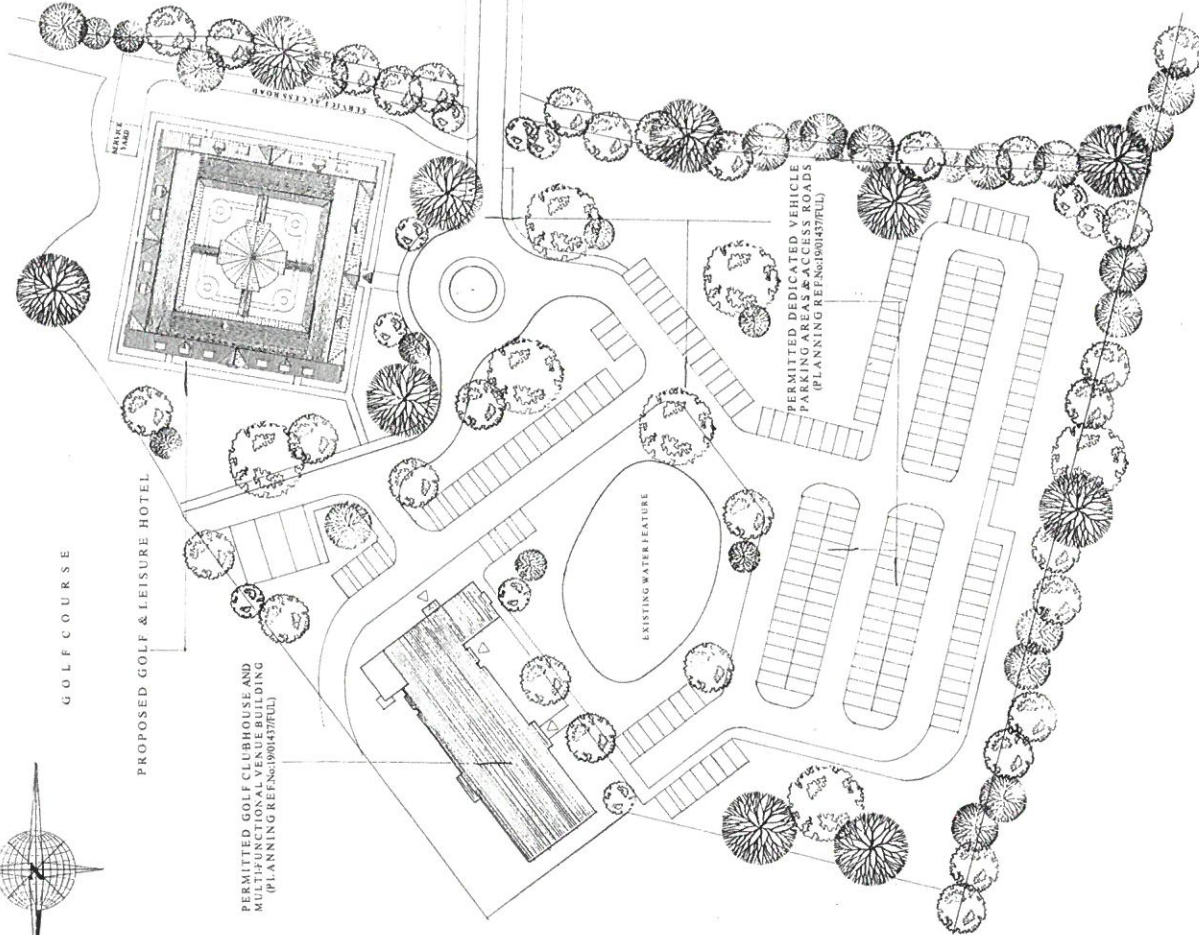
TEL/FAX: (01454) 1530 272373



GOLF COURSE

PROPOSED GOLF & LEISURE HOTEL

PERMITTED GOLF CLUBHOUSE AND
MULTIFUNCTIONAL VENUE BUILDING
(PLANNING REF: 1901437EUL)



SITE LAYOUT PLAN
SCALE: 1:500
DATE: DEC 2023

LOCATION PLAN 1:2500

CLIENT:
Stann Homes Ltd.

PROJECT:
Erection of a Golf & Leisure Hotel,
Kings Golf & Country Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed Site Layout Plan
Location Plan.

SCALE: 1:500/1:250 @A1.
DATE: December 2023.
DRAWG No: HMD/POD/0532/01.
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CLIENT:
Santus Homes Ltd.

PROJECT:
Erection of a Golf & Leisure Hotel,
Kynigs Golf & Country Club,
Station Road,
Marbleborough,
Leicestershire.

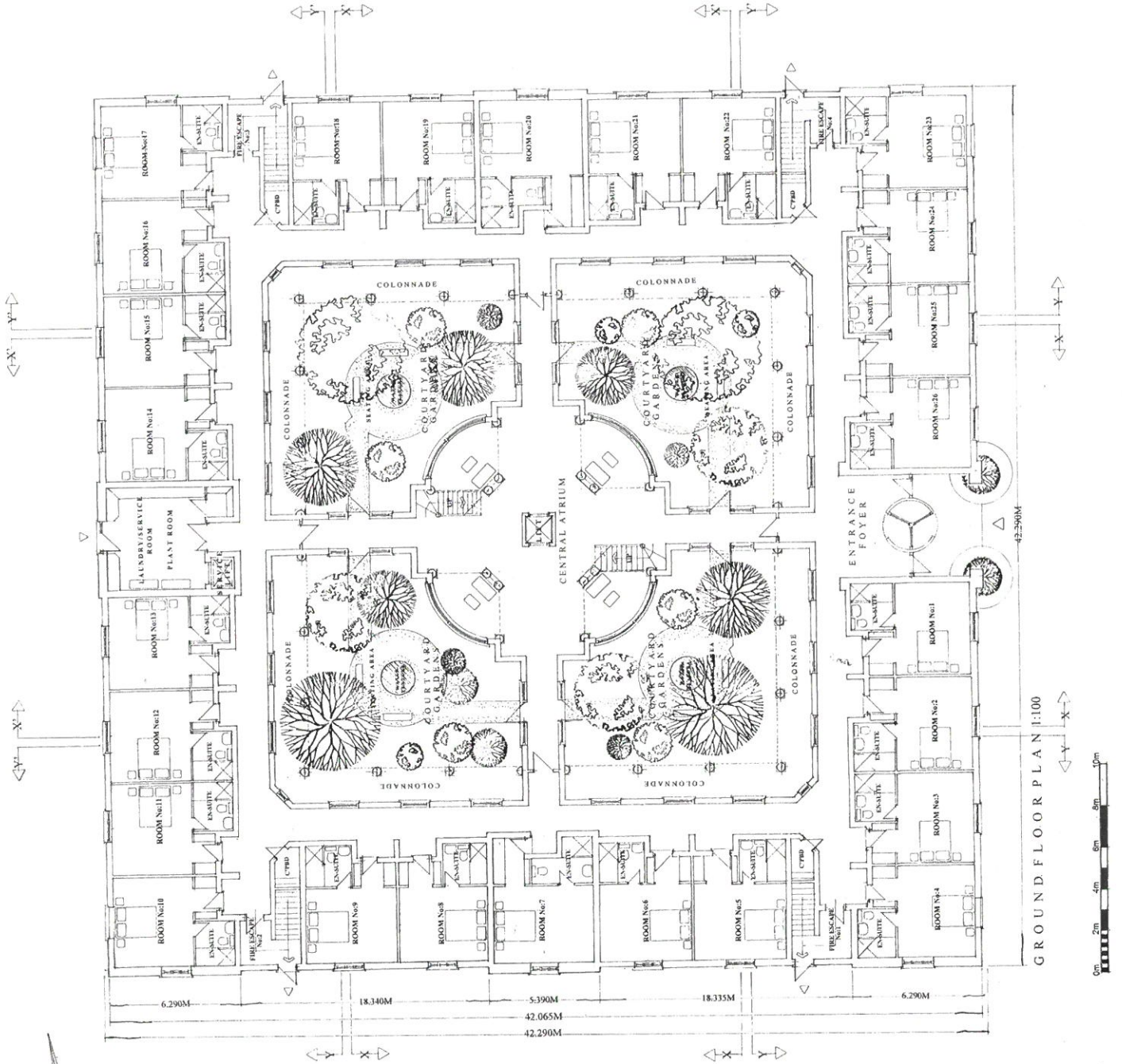
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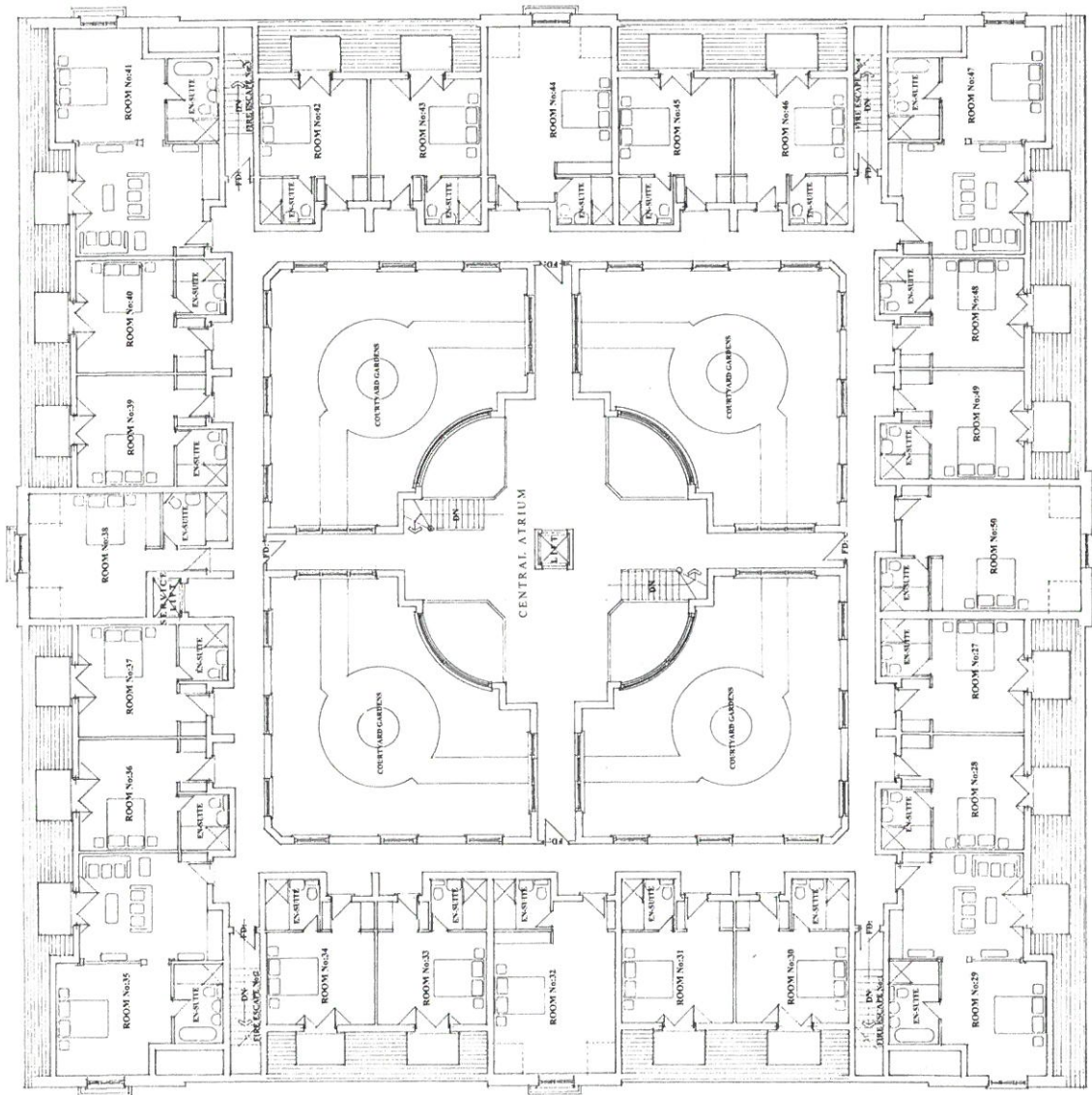
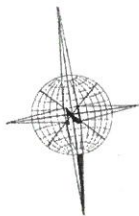
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DATE: December 2023.
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CHECKED BY: HMD/PD/0532/02.
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FIRST FLOOR PLAN 1:100



CLIENT:
Statue Homes Ltd.

PROJECT:
Erection of a Golf & Leisure Hotel,
Kings Golf & Country Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed First Floor Layout Plan.
(Guest Room No's 1-10 inc.)

SCALE: 1:100 @ A1.

DATE: December 2023.

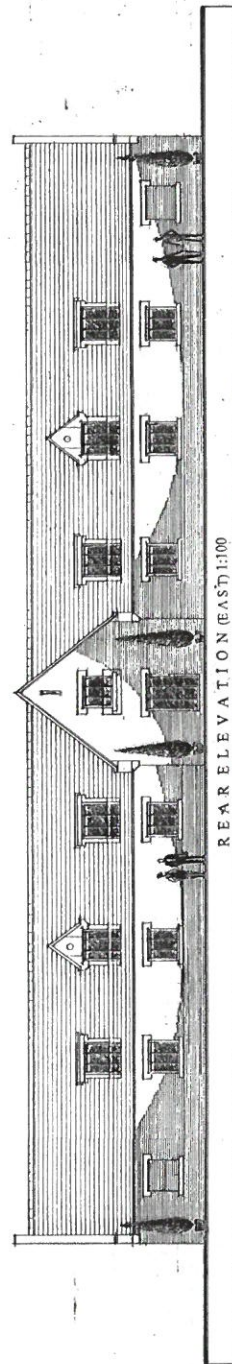
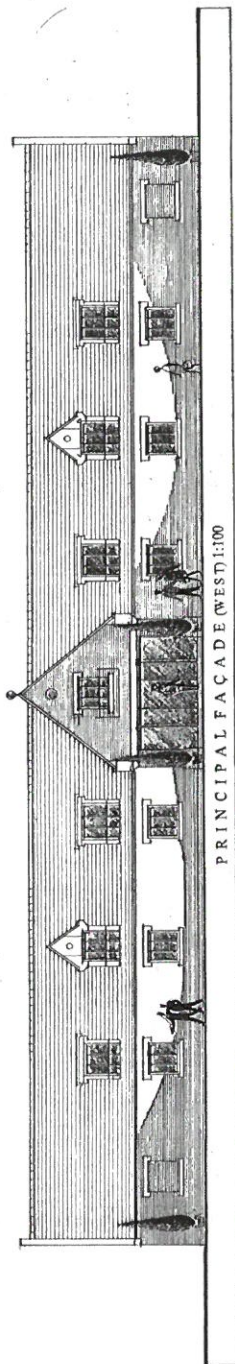
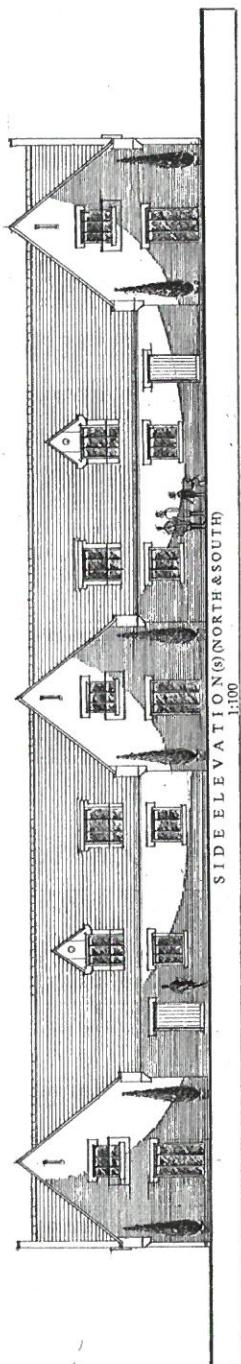
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PROPOSED ELEVATIONS 1:100

CLIENT:
Statue Homes Ltd.

PROJECT:
Erection of a Golf & Leisure Hotel,
Kynigs Golf & Country Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed Elevations.

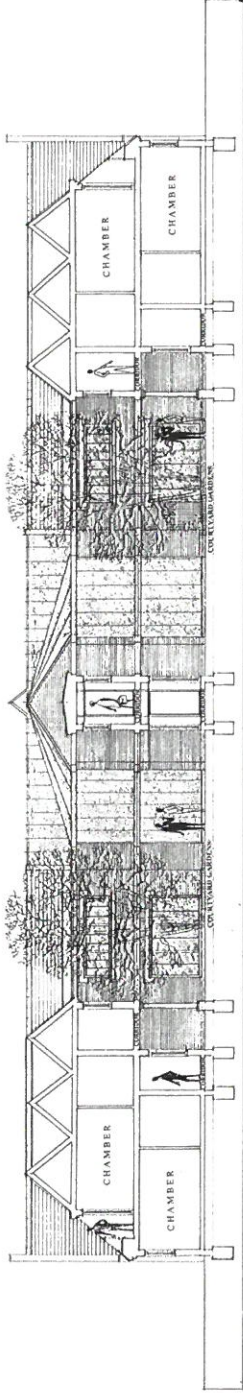
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DATE: December 2023.
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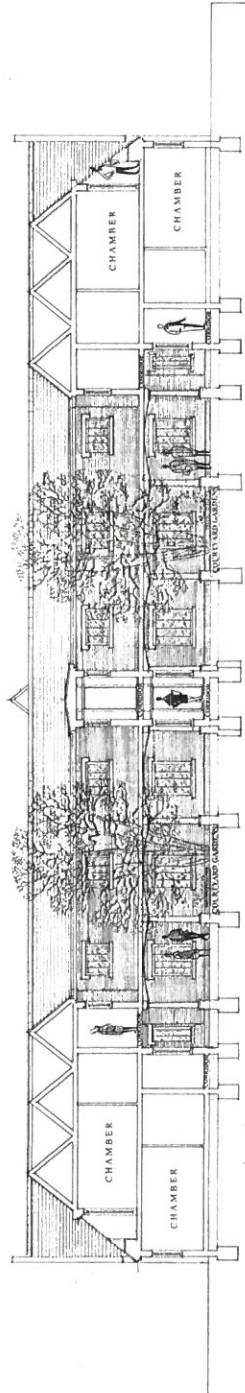




TYPICAL LONGITUDINAL SECTIONAL COURTYARD ELEVATION XX' 1:100



DESIGN SECTIONS
SCALE: 1:100 DATE: DEC' 2023



TYPICAL LONGITUDINAL SECTIONAL COURTYARD ELEVATION YY' 1:100



CLIENT:
Santus Homes Ltd.
PROJECT:
Erection of a Golf & Leisure Hotel,
Kings Golf & Country Club,
Sutton Road,
Market Bosworth,
Leicestershire.

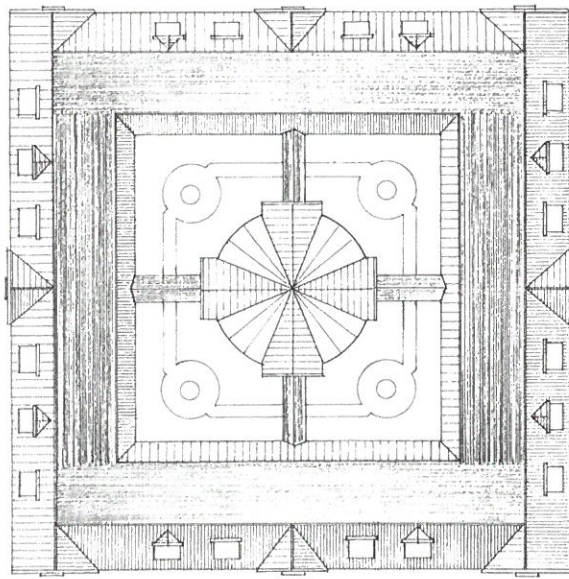
DRAWING TITLE:
Proposed Courtyard Longitudinal
Sectional Elevations XX' & YY'.

SCALE: 1:100 @ A1.
DATE: December 2023
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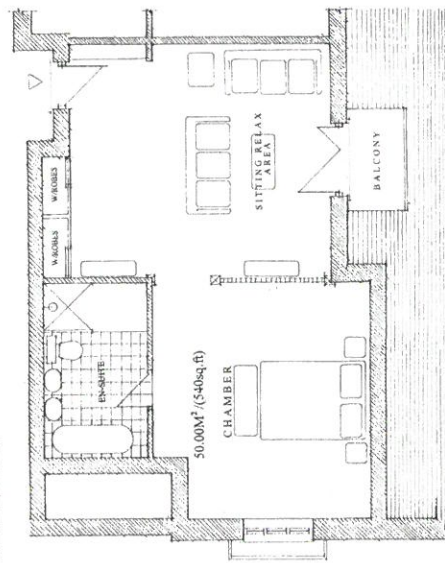
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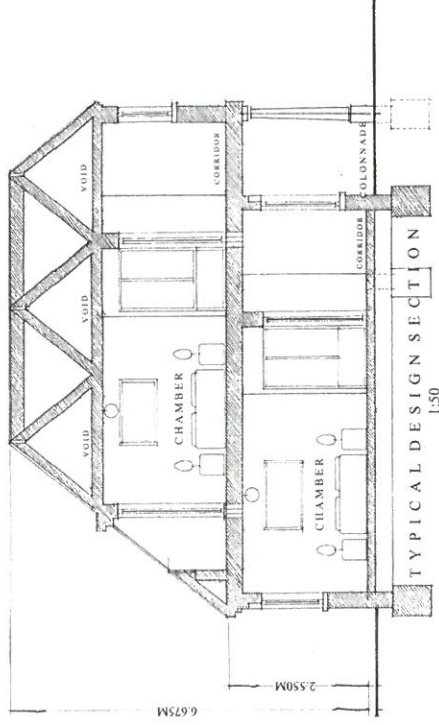
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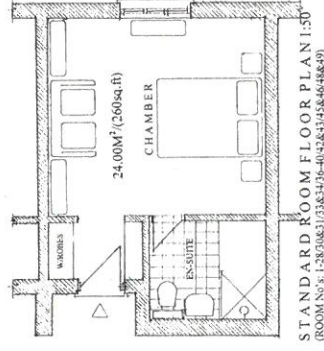
ROOF PLAN 1:200



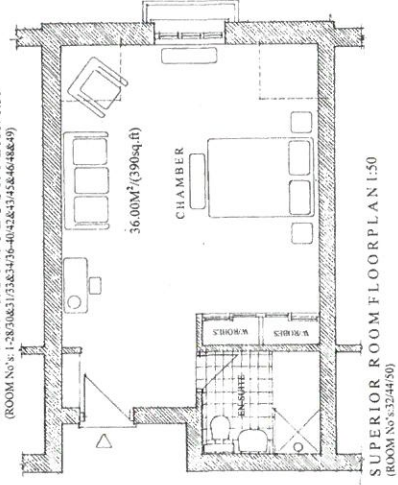
EXECUTIVE ROOM FLOOR PLAN 1:50
(ROOM No's 293541 & 47)



TYPICAL DESIGN SECTION 1:50



STANDARD ROOM FLOOR PLAN 1:50
(ROOM No's 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49)



SUPERIOR ROOM FLOOR PLAN 1:50
(ROOM No's 32 & 44/50)

CLIENT:
Stane Homes Ltd

PROJECT:
Erection of a Golf & Leisure Hotel,
Kynga Golf & Country Club,
Station Road,
Market Bosworth,
Leicestershire.

DRAWING TITLE:
Proposed Roof Plan,
Typical Design Section,
Guest Room Layout Plans:
SCALE: 1:200 (1:50 @ A1,
DATE: December 2021
DRAWG No: HMD/PD/0032/06
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HOUSEMARTIN
DESIGNS



DRAWING #: HAS/17-030/01
REV: A

ROAD MARKINGS SHOWN ARE ILLUSTRATIVE,
BASED ON SITE OBSERVATIONS AND
TRANSFERRED TO OS MAPPING

ALL SPLAYS - 1:1,000 @ A3

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HAS

Highway Access Solutions

56 Radcliffe Road, West Bridgford
Nottinghamshire NG2 5HH
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Email: ha-solutions@outlook.com

CLIENT:
Statue Homes Ltd

DRAWING TITLE:
4.5 x 120m VISIBILITY
SPLAYS AT EXISTING (AND
PROPOSED) ACCESS

PROJECT TITLE:
REDEVELOPMENT OF
KYNIGS GOLF & COUNTY
PARK, STATION ROAD,
MARKET BOSWORTH

REV.	DATE	ALTERATION(S) MADE	BY
A	5/10/18	CHANGES TO ACCORD WITH FINAL LDC COMMENTS	ACD

DRAWING #: HAS/17-030/01
REV: A
DATE: 31/05/2018
PREPARED BY: ACD

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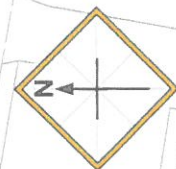
2.4 x 65m VISIBILITY SPLAY
(TAKEN 1m INTO CARRIAGEWAY)

WESTERN SPLAY - 1:500 @ A3



EASTERN SPLAY - 1:500 @ A3

2.4m x 65m VISIBILITY SPLAY
(TAKEN 1m INTO CARRIAGEWAY)



JUNCTION ENHANCEMENTS - 1:100 @ A3

DRAWING #: HAS/17-030/02
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CLIENT: Statue Homes Ltd

DRAWING TITLE: ENHANCEMENTS TO ACCESS JUNCTION AT STATION ROAD

PROJECT TITLE: REDEVELOPMENT OF KYNGS GOLF & COUNTY PARK, STATION ROAD, MARKET BOSWORTH

REV.	DATE	ALTERATION(S) MADE	BY
A	5/10/18	CHANGES TO ACCORD WITH FINAL LDC COMMENTS	ACD

DRAWING #:

HAS/17-030/02

REV:

A

DATE:

31/05/2018

PREPARED BY:

ACD

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DROPPED KERB AND TACTILE PAVING (OTHER SIDE TO MATCH)

6m

NEW GIVE WAY LINE MARKINGS

FOOTWAY WIDENED TO 2m

CENTRAL ROAD MARKINGS IN JUNCTION VICINITY REMARKED

KERB RADII INCREASED TO 10m (OTHER SIDE TO MATCH)

TELEGRAPH POLE TO BE SET BACK BEHIND FOOTWAY

STREET LAMP (WITH VAS) TO BE SET BACK BEHIND FOOTWAY

STREET FURNITURE - 1:250 @ A3

DRAWING #: HAS/17-030/03
REV: A

ROAD MARKINGS SHOWN ARE ILLUSTRATIVE,
BASED ON SITE OBSERVATIONS AND
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WESTERN FOOTWAY - 1:500 @ A3

FOOTWAY WIDENING TIES
INTO EXISTING WIDTH
AT LAND BOUNDARY

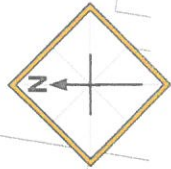
EXISTING FOOTWAY WIDENED
TO 2m AND MADE GOOD



EASTERN FOOTWAY - 1:500 @ A3

EXISTING FOOTWAY WIDENED
TO 2m AND MADE GOOD

FOOTWAY WIDENING TIES
INTO EXISTING WIDTH
AT LAND BOUNDARY



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CLIENT:
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DRAWING TITLE:
WIDENED FOOTWAYS
AT STATION ROAD

PROJECT TITLE:
REDEVELOPMENT OF
KYNGS GOLF & COUNTY
PARK, STATION ROAD,
MARKET BOSWORTH

REV.	DATE	ALTERATION(S) MADE	BY
A	5/10/18	CHANGES TO ACCORD WITH FINAL LDC COMMENTS	ACD

DRAWING #: HAS/17-030/03
REV: A
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PREPARED BY: ACD

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ECOLOGYSOLUTIONS

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KYNGS GOLF COURSE
AND COUNTRY CLUB,
STATION ROAD,
MARKET BOSWORTH

Habitat Management Plan

Pursuant to Condition 21
of 19/0143/FUL

6. SCHEDULE OF ECOLOGICAL WORKS

Objective	Receptor	Management Prescription	Timing of Works
1. MAINTAIN AND ENHANCE RETAINED AND CREATED HABITATS WITHIN THE SITE	Wildflower Grassland	The two corridors of wildflower grassland will be managed on a three-year rotational basis as necessary to ensure it remains as rough grassland and does not succeed into scrub / Bramble. Maximum of third of habitat type cut at any given time.	Year 1: Soil Preparation; Suppress / remove undesired species (Jun-Aug); Seed sowing (Sep-Nov);
		It is important that there are always areas left uncut during each management activity to ensure continuity. It will be over-sown with a wildflower seed mix to increase species diversity.	Years 2-10: Close cut on 10-14 day cycle (Mar-Oct) with one month (June) without management.
	Marginal Planting	Management of waterside vegetation.	Manage on rotational basis every 2-3 years to provide varied structure. Cut back short sections, remove dense stands of single species. Remove vegetation between September and November.
		Invasive species management.	Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.
	Native Hedgerows	Regular health checks of the hedgerows will be undertaken, especially during periods of dry weather, to ensure that the hedgerows are not affected by drought. Any hedgerows will be cut outside the main bird breeding season (March to July inclusive).	Every three months for first year. Annually for years two and five after planting.
		Invasive species management.	Annually Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.

2. MAINTAIN POPULATIONS OF PROTECTED SPECIES AT A FAVOURABLE CONSERVATION STATUS	Ornamental Ponds	To ensure the ecological value of the offsite ponds are maximised, appropriate complementary habitats shall be established creating a rich habitat mosaic to the benefit of biodiversity.	Year 1: Planting of aquatic vegetation (Jan-Apr).
			Years 2-5 Check for fish, litter and dominant species. Complete species count (Apr-Aug).
			Complete maintenance works and fish removal (if required) during winter (Nov-Feb).
			Annually (winter) as necessary.
		Ponds to be maintained such that no single plant species becomes dominant to the detriment of species diversity.	Annual check. Using approved herbicide and subsequent removal from site to approved disposal facility.
			Prior to the completion of the development.
	Bats	Retention of hedgerows will continue to serve as commuting corridors for local bat species to wider environs. Creation of new habitats, namely wildflower grassland and enhanced pond edge vegetation, will encourage an increase in the invertebrate food source for foraging bats over the existing situation. Provision of two bat boxes on proposed clubhouse will support new roosting features for local bat species.	Year 1: Install bat boxes.
			Years 2-5: Check suitability and presence of bat boxes.
			Assess use of bat boxes by licensed worker (Nov-Mar).
			See habitats above.
	Hedgehogs	The provision of new wildflower margins will bolster foraging and refuge opportunities.	

3. INCREASE BIODIVERSITY BY MAXIMISING OPPORTUNITIES FOR FLORA AND FAUNA		The boundaries will continue to remain permeable for Hedgehogs to allow for continued dispersal between onsite and offsite habitats.	Prior to completion of development.
	Birds	The creation of grassland and retention of hedgerows will provide suitable foraging and nesting opportunities for birds.	Avoid undertaking management work on suitable bird nesting habitat from 1 st March to 31 st July annually. See habitats above
	Reptiles	The wildflower grassland areas will be subject to less intense management to ensure that habitat characteristics usually preferred by reptiles are provided.	See habitats above
	Amphibians (Great Crested Newts)	The proposed grassland corridor requires little maintenance and will, in turn, provide favourable terrestrial habitat and connectivity to ponds in the wider area for this species group. The enhanced ponds shall offer new breeding opportunities for locally present amphibians. A new proposed newt tunnel will be constructed under the existing access road which will enable amphibian populations to freely traverse the site with minimal disturbance.	Prior to completion of the development.
	Invertebrates	The new grassland will bolster opportunities for pollinator species with a high percentage of flowering plants enhancing the floral diversity of the site.	See above habitats.
	Wildlife Boxes and Hibernacula	Checks of status of the boxes to be completed to ensure they remain present and are fit for purpose (not damaged / obscured by vegetation etc.) Hibernacula created in the vicinity of boundary habitat where suitable refuge areas for amphibians and invertebrates are present.	Annually during winter for five years following their installation. Prior to completion of the development.
	Habitat Checks / Monitoring	The created habitats within the site shall be subject to annual species counts to ascertain the level of floristic diversity. Should any habitat show a reduction in prescribed species-richness by more than 25% in three consecutive years it shall trigger a review of the management regime and be amended as considered necessary to reverse the species loss trend. Planting / re-sowing of any habitats that shows the above reductions shall be completed as required.	Annually for a period of five years following completion of the associated phase of the development. Annual report issued to the LPA for review.

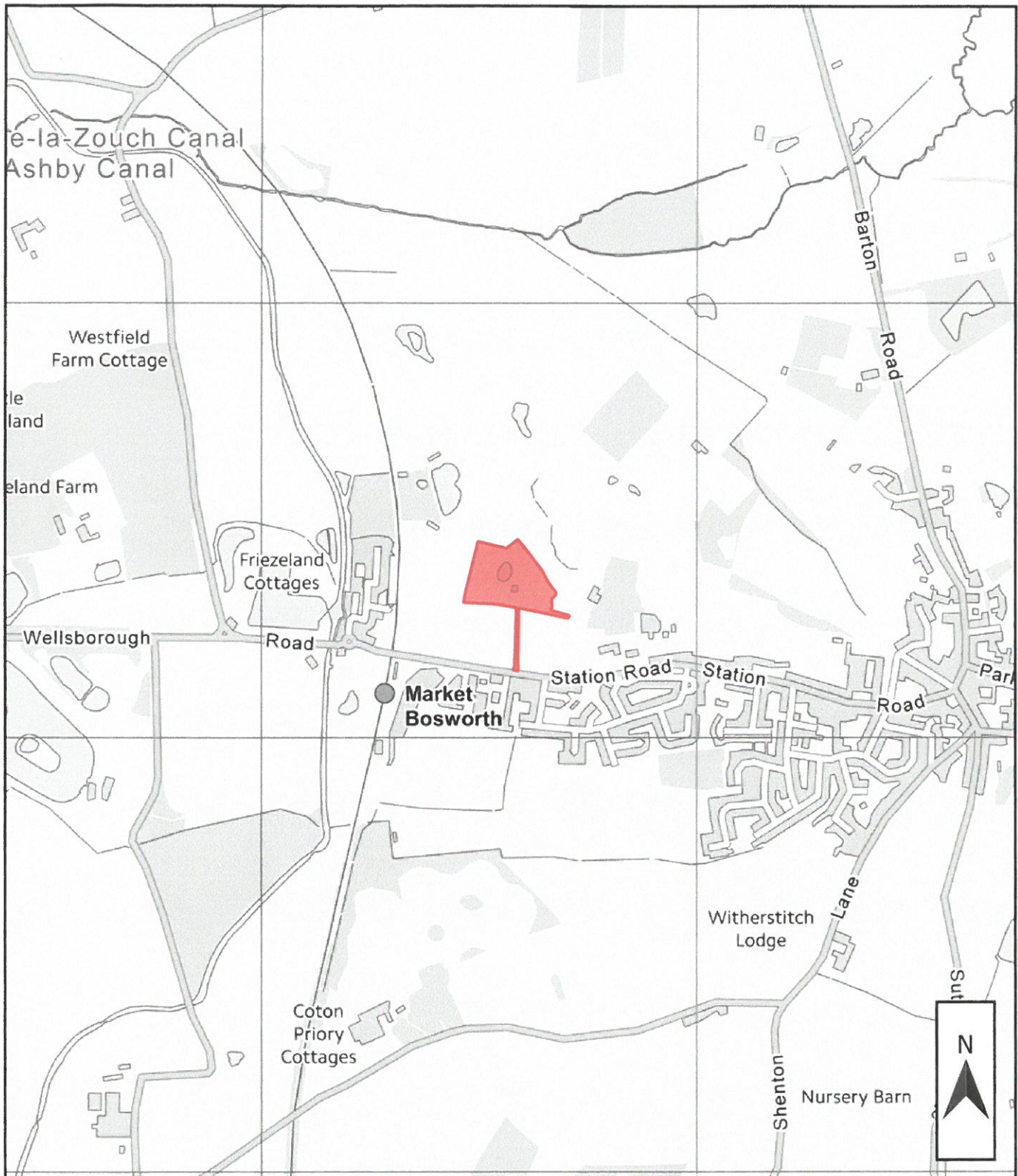
7. SUMMARY AND CONCLUSIONS

- 7.1. This Habitat Management Plan (HMP) has been prepared by Ecology Solutions on behalf of Statue Homes Limited, in respect of Kyngs Golf Course and Country Club, Station Road, Market Bosworth.
- 7.2. The proposals are for the erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of six golf holiday homes (C1), with associated ancillary works and landscaping (Ref. 19/01437/FUL), subject to a number of conditions. Condition 21 requires the submission of a HMP prior to commencement. The condition is as follows:

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

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

- 7.3. The HMP will be focused on the key areas of the site to be retained and established for the benefit of biodiversity; namely the site margins and adjacent offsite habitats where appropriate, drawing on measures detailed in Wildlife Consultants Ltd Mitigation Report.
- 7.4. As set out in this report, the development of the site will include targeted compensation and enhancement measures for some protected species for which the site currently offers potential. Specific measures include bat boxes and hibernacula provision for amphibians and invertebrates.
- 7.5. The proposals will compliment these measures by focusing on retaining hedgerow habitat, enhancing aquatic waterbodies and establishment of species-rich wildflower grassland. These measures will improve the green infrastructure throughout the development site while offering a variety of opportunities for wildlife.
- 7.6. Overall, it is considered that, by following the recommendations in this report, there will be an increase in opportunities for a variety of protected species and an improvement in flora diversity when compared to the baseline conditions.



KEY:

 DEVELOPMENT SITE



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Barkway | Royston
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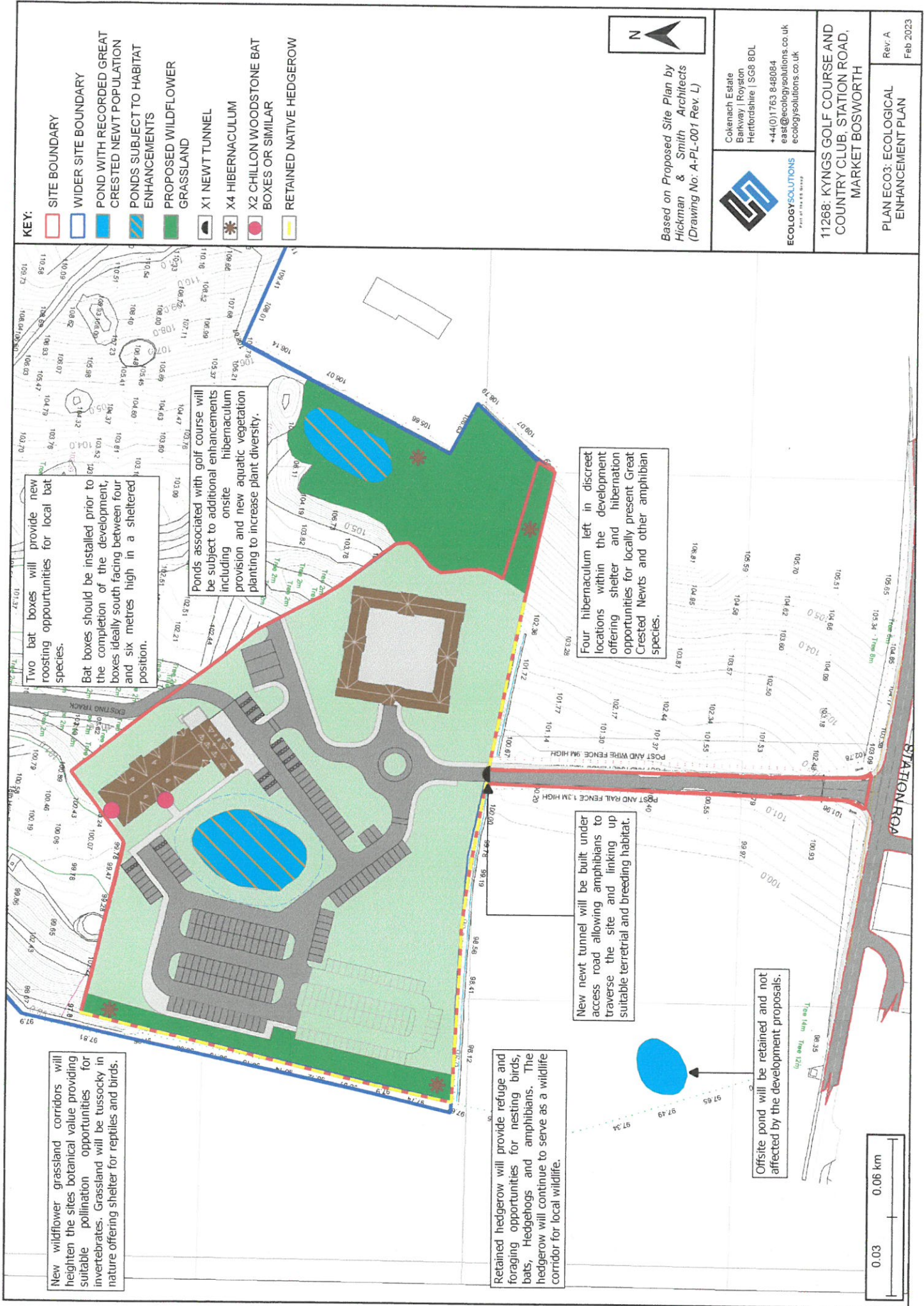
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east@ecologysolutions.co.uk
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12268: KYNGS GOLF COURSE AND COUNTRY CLUB, STATION ROAD, MARKET BOSWORTH

PLAN ECO1: SITE LOCATION

Rev: A

Feb 2023





Surrounding Damp Grassland

The damp grassland surrounding the pond will be seeded with a species rich wildflower mixture. This will include a diverse range of species including the following:

Creeping Bent
Cuckoo Flower
Knapsweed
Red Fescue
Meadow Sweet
Wood Avens
Yorkshire Fog
Autumn Hawkbit
Birdsfoot Trefoil
Ragged Robin
Rough Meadow-grass
Selfheal
Meadow Buttercup
Yellow Rattle

Agrostis stolonifera
Candamoia pratensis
Centaurea nigra
Festuca rubra
Filipendula ulmaria
Geum rivale
Holcus lanatus
Leontodon hispidus
Lotus corniculatus
Lycnis flos-cuculi
Poa trivialis
Prunella vulgaris
Ranunculus acris
Rhinanthus minor

Marshland/Drawdown Zone

This area will support a range of tall emergent species that will quickly form tall stands of dense vegetation.

Greater Pond Sedge
Reed Sweet-grass
Yellow Iris
Purple Loosestrife
Reed Canary Grass
Common Reed
Greater Spearwort
Great Reed-mace
Lesser Reed-mace

Carex riparia
Glyceria maxima
Iris pseudacorus
Lythrum salicaria
Phalaris arundinacea
Phragmites communis
Ranunculus lingua
Typha latifolia
Typha angustifolia

Shallow Water

Dense patches of waterweed and emergent plants will become established in areas of shallow water. Such areas often only become shallow in the spring and summer months and spend the winter under deeper water that protects the flora and fauna associated with this habitat from freezing winter temperatures.

Water Plantain
Starwort
Marsh Marigold
Hornwort
Frogbit
Bogbean
Spiked Water Milfoil
Amphibious Bistort
Curled Pondweed
Broad-leaved Pondweed
Marsh Cinquefoil
Arrowhead

Alisma plantago-aquatica
Callitriche stagnalis
Caltha palustris
Ceratophyllum demersum
Hydrocharis morsus-ranae
Menyanthes trifoliata
Myriophyllum spicatum
Persicaria amphibia
Potamogeton crispus
Potamogeton natans
Potentilla palustris
Sagittaria sagittifolia

Permanent water

The permanent water will provide a habitat for flora and fauna that are not adapted to seasonal fluctuations in water levels. These species will often include those that are also associated with the shallower pond margins but are the sole habitat for species such as Waterlily.

White Waterlily
Yellow Waterlily
Fringed Waterlily

Nymphaea alba
Nuphar lutea
Nymphoides peltata



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SPECIALISTS IN
WATER & LAND DESIGN

WILDLIFE POND DESIGN EXAMPLE

Bat Boxes

Schwegler bat boxes are made from woodcrete and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot- and predator-proof and extremely long lasting.



Chillon Woodstone Bat Box

A large crevice style bat box made from long-lasting woodstone. The internal space can accommodate up to 15 bats making it suitable for small colonies of Pipistrelle sp. bats.

Woodstone construction.

Width: 29cm

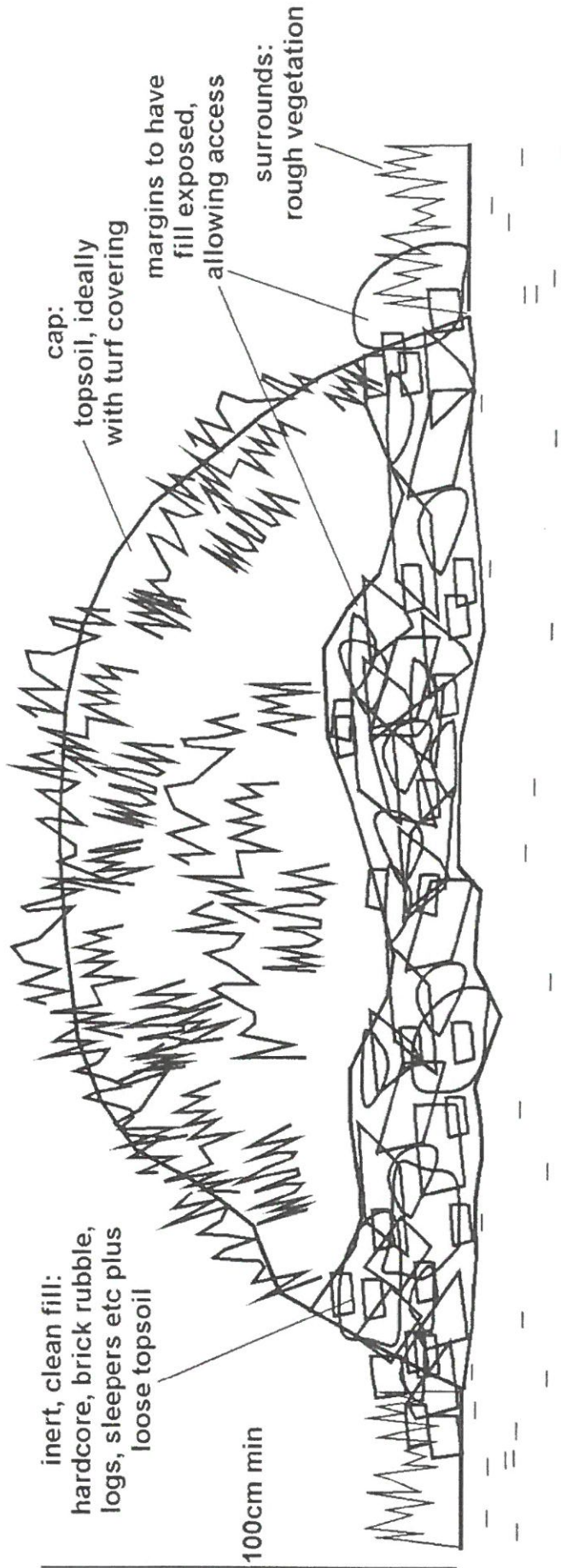
Height: 44cm

Weight: 5kg



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200cm min



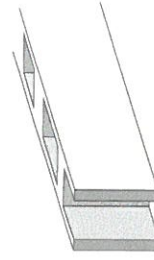
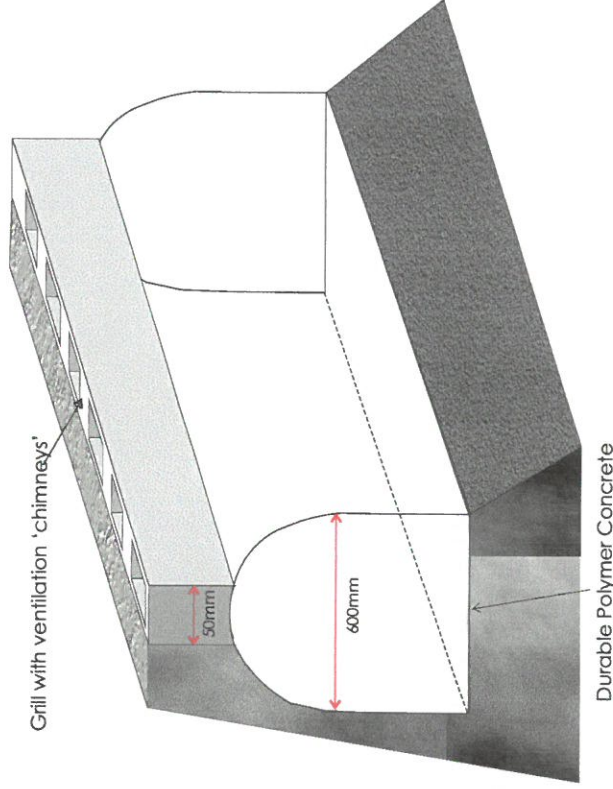
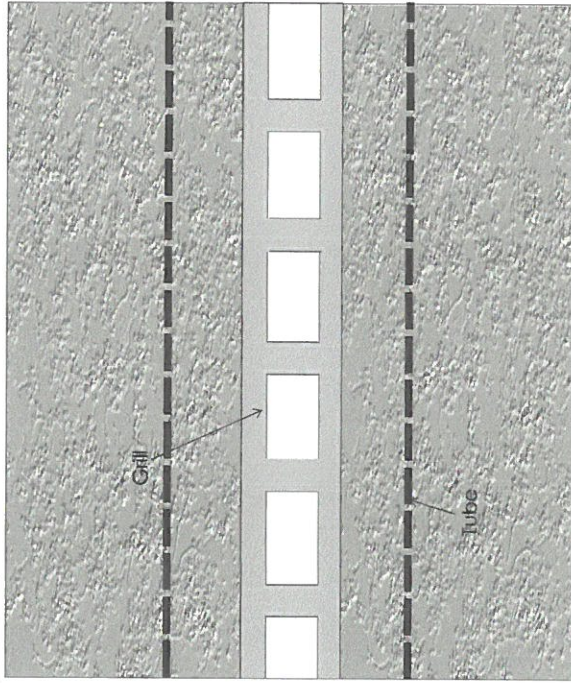
Extract from *Great Crested Newt Mitigation Guidelines* (English Nature, 2001)

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



ARTIFICIAL
HIBERNACULA DESIGN

PLAN VIEW



Cross Section through ventilation Chimneys

NOT TO SCALE

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HMD