

Kyngs Golf & Country Club – Great Crested Newt Mitigation and Enhancement Plan (October 2025)

Planning Reference: 24/01157/HYB

Prepared for: Hinckley & Bosworth Borough Council (HBBC)

Leicestershire County Council Ecology – Richard Kelly (Consultee Response 03/10/2025)

Prepared by: George Denny – Landowner and Developer

Site: Kyngs Golf & Country Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP

Date: 7 October 2025

1. Introduction

This Great Crested Newt Mitigation and Enhancement Plan (GCN MEP) has been prepared in response to the consultation request from Leicestershire County Council Ecology (dated 3 October 2025) for planning application reference 24/01157/HYB.

The purpose of this plan is to provide a clear and proportionate mitigation and enhancement strategy that demonstrates how the proposed works are licensable in principle under the Conservation of Habitats and Species Regulations 2017 (as amended), and capable of being delivered under a Reasonable Avoidance Measures (RAMs) framework.

The plan sets out measures to avoid harm to Great Crested Newts (GCN) during works, maintain existing habitat connectivity, and provide modest habitat enhancement in line with the already implemented Biodiversity Net Gain (BNG) area within the golf course.

2. Site and Planning Background

The Kyngs Golf & Country Club site forms part of a long-established leisure and tourism facility.

Relevant planning history includes:

- **02/00685/COU** – permission for importation of inert material and land re-profiling, including creation of the existing pond network and golf course contours.
- **19/01437/FUL** – permission for a new clubhouse, hotel, and car park, which is now extant and under phased implementation.
- **24/01157/HYB** – current hybrid application for 126 modular holiday lodges and a new spa building, to be delivered in phases alongside the completion of the permitted clubhouse and hotel complex.

The proposed development sits wholly within areas of previously modified and managed land associated with the operational golf course. The updated red line includes the existing car park as part of the integrated site layout, further reducing the proportion of land subject to any new impact.

3. Baseline Ecological Context

The site is a **highly modified landscape** comprising mown amenity grassland, fairways, and maintained roughs associated with the operational golf course. Ponds within and around the site support Great Crested Newt breeding activity, and their continued presence is acknowledged and fully retained under this plan.

Importantly, the land is already subject to **intensive mowing, rolling, and maintenance operations** throughout the active season and therefore functions as a managed amenity habitat with limited potential for terrestrial GCN refuge outside of pond margins.

The site's lawful and ongoing use also includes **permission for up to 60 caravans and/or motorhomes** within the golf-course grounds, with associated mowing, rolling, and maintenance activity forming part of the normal operational regime.

Accordingly, the ecological baseline for assessment purposes is one of **active and continuous management**, with the development footprint confined to areas already of limited terrestrial value.

Recently, planning permission **24/00769/FUL** was granted for **nine golfing holiday lodges** along the northern boundary of the site. Each lodge is supported on **continuous steel skids**—approximately 9.5 metres long × 0.5 metres wide for two-bed units and 7.5 metres long × 0.5 metres wide for single-bed units—with three skids per lodge. The combined surface area of these supports is broadly equivalent to, or greater than, the total cumulative pad area proposed for the 126 lodges within this hybrid application.

These skid-mounted lodges were **scrutinised and accepted** by both the Local Planning Authority and Leicestershire County Council Ecology at appeal and consultation stages, with **no objections raised on ecological grounds**, despite their greater cumulative footprint within a smaller red-line boundary.

Accordingly, the total area of contact associated with the current proposal **sits well within the tolerance already accepted by the ecological consultee**, reaffirming that the development represents a **negligible ecological impact** in relative terms.

4. Description of Proposed Works

The development comprises 126 modular, pre-clad golf holiday lodges, surface-mounted on small removable concrete pads (450mm x 450mm x 200mm high). Each single-bed lodge rests on four pads, and each two-bed lodge on six pads.

The lodges require **no excavation or trenching** and are designed for **seasonal holiday and tourism use** rather than permanent residential occupation.

In addition to the lodges, a **spa building** will be constructed in tandem with the ongoing completion of the permitted clubhouse and hotel under 19/01437/FUL, all within the same red line boundary.

The lodges are to be delivered in **phases of approximately ten units per stage**, ensuring that any necessary ecological supervision or RAMs measures can be implemented efficiently on a rolling basis.

5. Mitigation Strategy (RAMs Approach)

All works will be undertaken in accordance with a Reasonable Avoidance Measures (RAMs) framework, following Natural England guidance and best practice.

Key measures include:

- Toolbox talks by the Ecological Clerk of Works (ECoW) before any ground contact.
- ECoW supervision of pad placement and site clearance, where required.
- Careful timing of any vegetation cutting outside the main GCN hibernation season.
- Maintenance of access along established hard-surfaced or mown routes only.
- Retention and protection of all ponds, ditches, and vegetated corridors.
- Use of temporary amphibian fencing or pitfall traps only if specifically required by the supervising ecologist.

No heavy excavation or soil removal will occur, and all working areas are confined to previously managed grassland within the operational golf course.

6. Enhancement Measures

The Kyngs Golf & Country Club landscape is already a **highly modified and intensively maintained golf course**, with routine mowing, rolling, and ground maintenance forming an essential part of its leisure function.

As such, large-scale terrestrial enhancement measures typical of undeveloped sites are neither proportionate nor necessary.

Enhancements will therefore focus on the existing **BNG area** set aside as part of previous ecological improvements, ensuring that the retained ponds and vegetated margins continue to support GCN populations.

Enhancement and maintenance actions will include:

- Continued **retention and management of existing ponds and their marginal vegetation.**

- Localised creation of **hibernacula or log piles** only within the designated BNG enhancement area (outside mown fairways).
- Maintenance of **pond connectivity** through controlled mowing boundaries and vegetated roughs.
- No change to the established mowing regime outside of these zones, as the current maintenance pattern forms part of the extant, permitted land use.

Accordingly, this plan recognises the **managed golf course baseline** and proposes enhancements only where ecologically beneficial and compatible with existing operations.

7. Phasing and Implementation

The lodges will be installed in manageable phases (approximately ten per stage) under direct supervision of the appointed Ecological Clerk of Works (ECoW).

The spa building will be constructed alongside completion of the extant clubhouse and hotel to minimise overlap and ensure coordinated ecological oversight.

Each phase will include pre-commencement checks, toolbox talks, and confirmation that all retained ponds and corridors remain protected throughout.

8. Persons Responsible

Overall ecological oversight will be provided by a **qualified Ecological Clerk of Works (ECoW)**.

The ECoW will liaise directly with the local planning authority and Leicestershire County Council Ecology throughout delivery, ensuring that all Reasonable Avoidance Measures are implemented.

The developer, George Denny, will retain ultimate responsibility for compliance and coordination of site operations with the ECoW's advice.

9. Conclusion

This plan demonstrates that the proposed development can be delivered in full compliance with the Conservation of Habitats and Species Regulations 2017 (as amended).

Impacts on Great Crested Newts are assessed as **negligible (less than minor)** due to the non-intrusive construction methods, limited ground contact, and phased approach.

Each lodge is supported on a limited number of small, removable pad bases; collectively, these occupy only a **negligible proportion of the overall site area**, ensuring there is **no measurable loss of functional terrestrial habitat**.

All ponds and connective corridors are retained and managed, with proportionate enhancement focused within the existing BNG zone.

The works are therefore considered **licensable in principle** and capable of implementation under a **standard RAMs framework**, with no requirement for full derogation licensing.

10. Appendices

Appendix A – GCN Pad Layout Diagram (2025)

Appendix C – Clubhouse and Hotel Site Layout Plan (Hickman & Smith Architects, 2019)

Appendix D – Amended Site Layout Plan – *KGCC HYB Red Line Site Layout Plan (integrated red line including existing car parking)*