

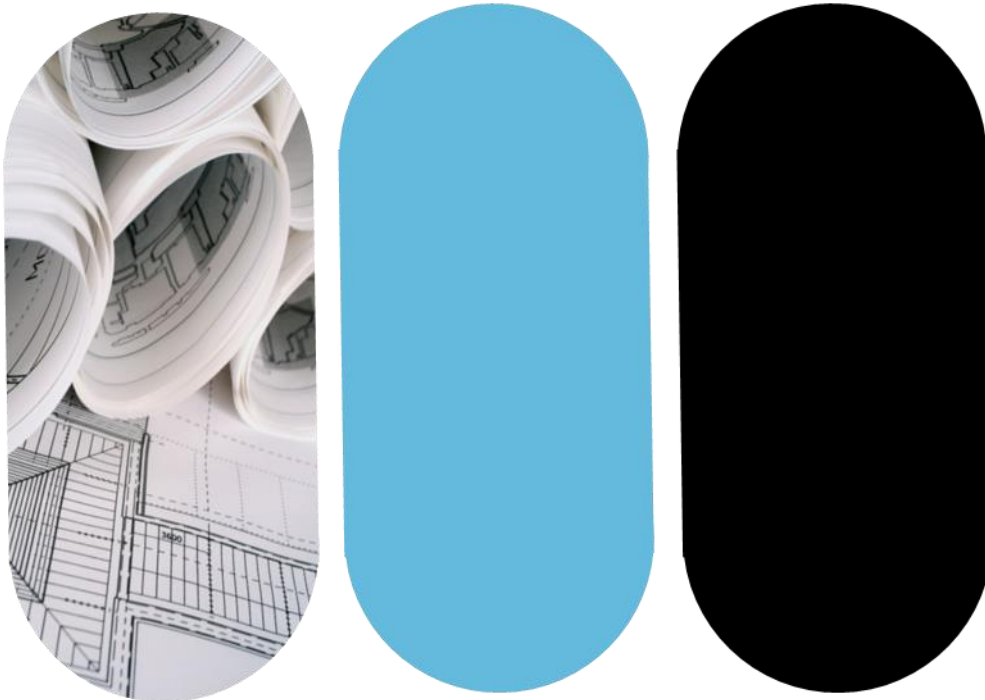


Statue Homes Limited

Change of use of land for the erection of 9 single storey holiday lodges with vehicle parking and associated works

At Kyngs Golf Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP

PLANNING, DESIGN AND ACCESS STATEMENT



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APPENDICIES

- 1 Appeal Decision APP/K2420/W/24/3337087
- 2 Approved S.278 Access, drawing no. 51993/RL/001 rev. A



1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement is prepared on behalf of Statue Homes Ltd (“the Applicant”). This Statement accompanies a planning application for the change of use of land for the erection of 9 single storey holiday lodges with vehicle parking and associated works (“the proposals”) at Kyns Golf Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP (“the site”).
- 1.2. This Statement should be read in conjunction with the following drawings and reports:
- Site Location Plan
 - Proposed Site Layout Plan drawing no. HMD/PD/0505/01
 - Proposed Floor Plan, Elevations, Lodge Type B drawing no. HMP/PD/0505/02
 - Proposed Floor Plan, Elevations, Lodge Type A drawing no. HMP/PD/0505/03
 - Axonometric View drawing no. HMP/PD/0505/04
 - Preliminary Ecological Appraisal, prepared by Arbtech
 - District Level Licensing Agreement, prepared by Swan Ecology
- 1.3. This Planning Application is a response to dismissed planning appeal ref: APP/K2420/W/24/3337087 (attached at Appendix 1) which retains only those elements of the proposals found to be acceptable by the Inspector. As set out at Sections 4 and 6 of this Planning Statement, the location, design and visual impact of the proposals was found to wholly accord with the relevant policies of the Development Plan for the Hinckley and Bosworth Borough, specifically Policies DM4 and DM10 of the Site Allocations Development Management Policies DPD (July 2016), alongside Policy 23 of the adopted Core Strategy



(2009). The proposal was also judged to accord with the Market Bosworth Neighbourhood Plan Policies CE1, which states that all new development within Market Bosworth should be in keeping with its Character Area, and Policy CE5. The Officer Report for the refused application (ref: 23/00508/FUL) states that the LHA were satisfied that the proposals would not raise any issues in relation to highway safety.

1.4. This planning statement is structured as follows:

- In **Section 2** we identify for the Council the background of relevance to this planning application;
- In **Section 3** we identify the site and describe the surrounding environment;
- In **Section 4** we describe the proposals;
- In **Section 5** we identify the relevant policies of the Development Plan for the Hinckley and Bosworth Borough;
- In **Section 6** we assess the proposals against these policies, making reference to each consideration identified by the Inspector within the dismissed appeal decision; and
- In **Section 7** we set out our conclusions.



2. BACKGROUND

- 2.1. The Applicant purchased the site from receivers in September 2016 after the previous owner's golf business went into liquidation in April 2016. Since then, the Applicant has continued to maintain the golf course grounds, mowing weekly (and sometimes even daily if optimum growing conditions prevail) between March and November and ensuring that the facility does not become abandoned.
- 2.2. The Applicant continues to pay Council business rates on the facility and intends to reopen the Golf Course after a programme of investment to ensure that the facility fulfils its potential as a viable leisure and tourism business and contributes to Market Bosworth's status as a tourism destination in the surrounding region.

i. Planning History

- 2.3. Most recently, the Applicant appealed the decision of the Council to refuse planning permission for planning application ref: 23/00508/FUL, 'Erection of 9 single storey holiday lodges with vehicle parking and associated works'. The appeal hearing commenced on 28 May 2024.
- 2.4. The appeal was dismissed on 08 July 2024. When considering the two key issues at the site, found to be "character and appearance" and "ecological implications", the Inspector found there to be no conflict with the relevant policies of the Hinckley and Bosworth Borough Development Plan pursuant to design and landscape impact. Paragraphs 23 and 24 of his decision reads as follows:

23. *Overall, although the proposal would bring some change in localised views, for the above reasons, this would be of a design and at a scale which is appropriate to minimise impact and assimilate with the character of the surrounding area. Therefore, this would not have a significantly*



harmful effect on the character and appearance of the area including its landscape character. As such, the proposal accords with design aims of SADMP Policy DM4 and Policy 23 of the CS and similar aims of Policy DM10 of the SADMP.

24. *The proposal also accords with NDP Policy CE1, which says that all new development within Market Bosworth should be in keeping with its Character Area and NDP Policy CE5, which only permits new development where this does not cause harm to the landscape of the countryside.*

2.5. In light of the Inspector's comments the Applicant has revised the scheme, with the ecological implications of the proposals now fully understood through the preparation and submission of a Preliminary Ecological Appraisal and District Level Licensing Application.

3. SITE AND SURROUNDING AREA

i. The Site

- 3.1. The site adjoins the settlement boundary of Market Bosworth, and a description of the site and surroundings are set out in the Inspector's Decision Letter. In summary, the site extends to 0.82ha hectares of land (including the access driveway) within the existing boundaries of Kyngs Golf and Country Club, a 126 acre golf course, and is located on the western edge of the settlement of Market Bosworth. The site is accessed by an existing access track that runs through the Kyngs Golf and Country club site which is regularly cleared and maintained by the Applicant.
- 3.2. The Market Bosworth Neighbourhood Plan 2014 – 2026 (adopted September 2015, "MBNP") categorises the entire Kyngs Golf and Country club site as a Leisure and Tourism Character Area, as demonstrated in figure 1 below.

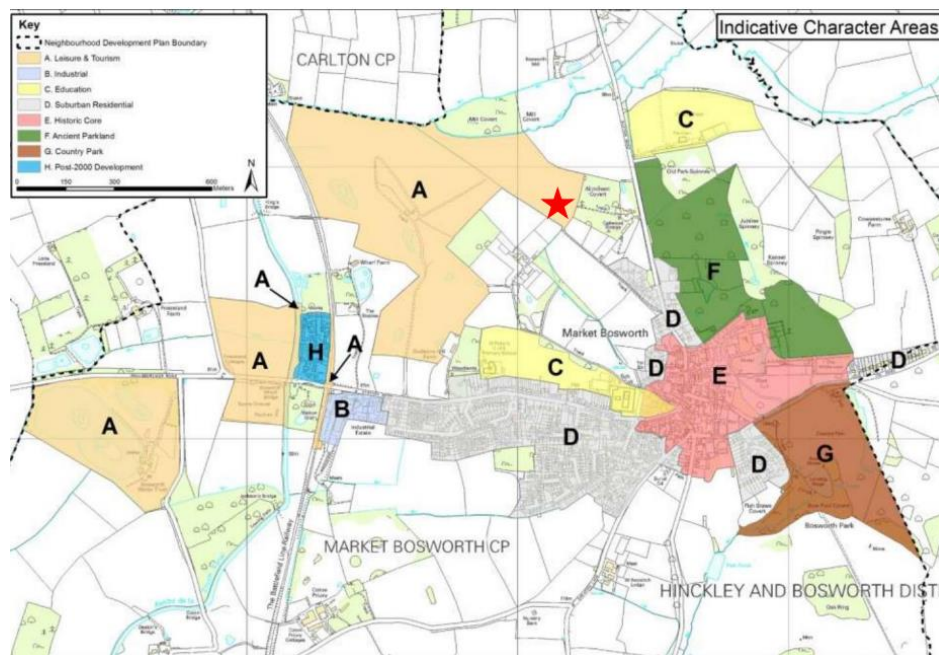


Figure 1: Extract from the MBNP 2014 – 2026 page 13 with the location of the site marked in red. The character areas marked by the letter "A" are leisure and tourism character areas



- 3.3. Regarding the present appearance of the site, the area within the red line comprises an area of rough grassland at the edge of the golf course, alongside a significant tract of land that has been continuously utilised for the storage of expired golf course maintenance machinery and building materials. Vehicular access to the site extends from an existing gravelled access track from Station Road to the south, the entrance to which is located within the settlement boundary, through the southern part of the Kyngs Golf and Country Club site. The site access also crosses Footpath S68.
- 3.4. The site is located directly adjacent to the existing greenkeepers store, granted planning permission ref: 07/01287/FUL granted on 21 December 2007 which forms a clear visual backdrop when viewed from Footpath S68. There are two other existing buildings within the golf course, including a permanent building next to the 7th tee to the north-west of the site, granted planning permission under appeal ref: 3229633 for the 'change of use of vacant outbuilding to No. 1 holiday lodge'.
- 3.5. The site is also bound by the mown setting of the fairway to the west, and treed setting of the woodland to the south-east.
- 3.6. In terms of landform, the golf course for the Kyngs Golf and Country Club represents a highly modified landscape, the present day topography of which did not exist prior to 2003. A planning permission for the change of use of the site from farmland to a golf course and ancillary facilities including a club house was granted on 30 April 2003 (planning permission ref: 02/00685/COU). The course was built up in accordance with the planning permission with the importation of approximately 1.5 million tons of inert material (over 70,000 two-way x 8 wheel HGV lorries) over several years to form all the banks and hill features which make up the 18 hole course.



- 3.7. The site and entire golf course is maintained by the Applicant at considerable expense, which is only increasing each year with rising fuel costs. Essential maintenance includes weekly mowing of the golf course for the period of March - November, which prior to 2020, cost the Applicant £50,000.00 per annum. These costs have increased to in excess of £65,000.00 per annum due to the on-going cost of living crisis and rising costs of petroleum based goods.
- 3.8. The existing site layout accommodates a temporary golf club house. There is currently parking provision for in excess of 100 vehicles within the existing areas of hardstanding on-site, which is screened from view from Station Road due to the soft landscaping proposals on-site.
- 3.9. To the north-east of the existing hardstanding area and clubhouse is implemented planning permission ref: 19/01437/FUL, erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of 6 Golf holiday homes (C1) and all associated ancillary works and landscaping. The Council will be aware that this land was recently subject to another planning permission, ref: 24/00019/FUL for the proposed erection of a 50x room Golf and leisure accommodation facility with associated works (part revised scheme to that approved under 19/01437/FUL), granted permission on 12 April 2024.
- 3.10. Access into the site is taken from an existing access point at Station Road. This access was the primary access point into the application site when Kyngs Golf Club was in operation and is currently a tarmac track that allows for traffic in both directions. This access benefits from clear visibility splays. The adopted speed limit along Station Road is 30mph and is best described as a rural distributor road. The site benefits from extensive, well established soft landscaping.
- 3.11. In summary, the site and wider Kyngs Golf and Country club comprises a recently and significantly modified landscape that is distinct from its wider setting of



settlement and farmland. This is recognised by the Market Bosworth Neighbourhood Plan by allocating the entire site as a leisure and tourism character area, as identified at figure 1. Its features are young, artificial, and is not considered to be sensitive to change, nor irreplaceable. The site is not covered by any statutory or non-statutory designation that would prohibit its development for the intended use.

ii. Surrounding Area

- 3.12. The site is surrounded by modern residential development to the west at Pipstrelle Drive (granted planning permission on 4th September 2003). On the north-west boundary of the application site lies Wharf Farm with an associated bungalow and site access.
- 3.13. Further to the west of the aforementioned residential development lies tourism development at Bosworth Marina and the Battlefield Heritage Railway Line. The application site is situated within Indicative Character Area A of the Market Bosworth Neighbourhood Plan 2014 – 2026, a tourism character area.
- 3.14. South-west of the application site, on the south side of Station Road lies a mix of B2 industrial units including a garage, car spares parts and a fishing shop. South of the site lies further residential development granted under planning permission ref: 21/00379/FUL, 'Residential development of 73 dwellings with associated access and public open space'. East of the application site lies older residential development of a mix of ages and architectural styles.
- 3.15. The site has opportunities for sustainable travel and is located in proximity to a range of services and facilities within Market Bosworth, the social and economic benefits of which were recognised by the Inspector.



4. THE PROPOSED DEVELOPMENT

- 4.1. The proposals seek planning permission for the change of use of land for the erection of 9 single storey holiday lodges with vehicle parking and associated works on land at Kyngs Golf Course, Market Bosworth.
- 4.2. Lodge Type A is for a single storey holiday lodge clad in cedar, with timber frame windows and a maximum roof height of 3.8m (including the travel skid). This lodge type has a width of 6.5m and a length of 9.5m and will incorporate a sedum wildflower roof to provide on-site biodiversity and assist in assimilating the proposals into the surrounding environment.
- 4.3. Lodge Type B is for a single storey lodge clad in the same materials as Lodge Type A, with a maximum roof height of 3.8m also (including travel skid). This lodge type is slightly smaller than Lodge Type A, with a length of 7.5m and a width of 6m.
- 4.4. The holiday lodges will not require foundations, and will instead sit atop a “travel skid” which reduces the impact upon the landscape arising from the proposals. By being situated atop of this travel skid, the proposed holiday lodges qualify as caravans under the relevant provisions of the Caravan Sites and Control Development Act 1960 (“the Act”), which defines a caravan under Schedule 1, part 29 (l) as:

“caravan” means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include—



- (a) any railway rolling stock which is for the time being on rails forming part of a railway system, or*
- (b) any tent;*

4.5. The maximum dimensions allowed under the act are also confirmed as follows:

- Depth – External 6.8metres (22 feet 3 3/4 inches)
- Length – External 20 metres (65 feet 7 1/2 inches)
- Ceiling Height – Internal 3.05 metres (10 feet 0 inches)

4.6. Whilst the overall height of the lodges is shown on the plans as 3.45m (excluding the travel skids), internally the roof arrangement proposed a maximum height of 3m, in line with the top of the proposed bi-fold doors, ensuring the proposals remain in accordance with the definition and dimensions identified above.

4.7. As set out at paragraph 2.4 of this PDAS, the Inspector found the design and landscape impact of the single storey holiday lodges to accord with the relevant policies of the Development Plan for the Hinckley and Bosworth Borough, specifically Policies DM4 and DM10 of the Site Allocations Development Management Policies DPD (July 2016), alongside Policy 23 of the adopted Core Strategy (2009). The proposal was also judged to accord with the Market Bosworth Neighbourhood Plan Policies CE1, which states that all new development within Market Bosworth should be in keeping with its Character Area, and Policy CE5.



5. PLANNING POLICY CONTEXT

i. The Development Plan

- 5.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that a planning application is determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The Development Plan is comprised of the Hinckley and Bosworth Core Strategy (adopted December 2009), the relevant policies of the Hinckley and Bosworth Site Allocations and Development Management Policies (adopted July 2016) and the Market Bosworth Neighbourhood Plan, adopted in 2015. The Neighbourhood Plan is currently undergoing a review and was subject to a Regulation 14 consultation in November 2023.
- 5.3. The Core Strategy for the District sets out the vision, objectives spatial strategy and policies for the future development of the district for the duration of the plan period. The Site Allocations and Development Management Policies DPD identifies land and allocates sites for different types of development, such as housing and employment, to deliver the planned growth for the District to 2026.
- 5.4. The Market Bosworth Neighbourhood Plan (2014-2026) ("NP") sets out the vision for Market Bosworth as well as indicating where sustainable development should be located. The appeal site and the entire extent of the 126 acre golf course is allocated at page 13 of the NP for Leisure and Tourism.
- 5.5. Relevant Supplementary Planning Documents and Guidance, while not forming part of the Development Plan, are material considerations in the determination of applications.



5.6. The Development Plan for Hinckley and Bosworth is dated, with the Core Strategy significantly predating the adoption of the National Planning Policy Framework (“the Framework”) in March 2012 and subsequent revisions in July 2018, February 2019, June 2019, July 2021, September 2023 and December 2023. The Site Allocations and Development Management Policies DPD also predates the latest 6 revisions to the Framework and in accordance with Annex 1, paragraph 225 of the Framework, due weight will be given to the policies according to their degree of consistency with the Framework (the closer the policies in the Plan to the policies in the Framework, the greater the weight that may be given).

ii. The National Planning Policy Framework December 2023 (NPPF)

5.7. The National Planning Policy Framework (“the Framework”) was published in 2012 and revised in July 2018, June 2019, July 2021 and September 2023. The latest version was published in December 2023 contains minor changes to the 2018 version.

5.8. The revised Framework maintains the Government’s commitment to the delivery of sustainable development. Paragraph 7 states that the “purpose of the planning system is to contribute to the achievement of sustainable development”. Paragraph 8 states that the planning system has three overarching objectives:

- An economic objective – to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right place at the right time to support growth and innovation;
- A social objective – to support strong, vibrant and healthy communities by providing a sufficient number and range of homes to meet the needs of present and future generations and fostering a well-designed and safe built environment; and



- An environmental objective – to contribute to protecting and enhancing the natural, built and historic environment, through, inter alia, making effective use of land, and helping to mitigate and adapt to climate change.

5.9. Paragraph 10 states that “*at the heart of the Framework is a presumption in favour of sustainable development*”. Paragraph 11 states that for decision taking this means:

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

5.10. Paragraph 85 identifies that Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to



build on its strengths, counter any weaknesses and address the challenges of the future.

- 5.11. Paragraph 86 of the NPPF notes that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.
- 5.12. It should be the role of the planning system to support and encourage a prosperous rural economy. Paragraph 88 of the Framework states that this should be achieved by the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. The planning system should also support sustainable rural tourism and leisure developments which respect the character of the countryside.
- 5.13. This approach is reiterated at paragraph 89 of the Framework, where it is stated that planning policies and decisions to meet local business and community need in rural areas may have to be found adjacent to or beyond existing settlements, and in locations 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 upon local roads and exploits any opportunities to make a location more sustainable. The use of sites physically well related to settlements should be encouraged where suitable opportunities exist.
- 5.14. Paragraph 114 seeks to ensure that decisions concerning new development should ensure that:
- opportunities to promote sustainable transport modes have been taken up, given the type of development and its location;



- safe and suitable access to the site can be achieved by all users;
and
- any significant impacts from the development on the highway network or on highway safety can be cost effectively mitigated.

5.15. Section 12 of Framework is concerned with achieving well-designed places. Paragraph 131 of the Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.

5.16. Paragraph 135 states that decisions should ensure that developments are sympathetic to local character including the surrounding built environment, while not preventing innovation or change.

5.17. Section 15 of the Framework sets out the Government's objectives for the protection of the natural environment. Paragraph 185 states that if significant harm from a development cannot be avoided, adequately mitigated, or compensated for, then permission should be refused. Paragraph 138 identifies that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

iii. The Hinckley and Bosworth Core Strategy 2009

5.18. Spatial Objective 1 of the Core Strategy identifies that strengthening and diversifying the economy of the Hinckley & Bosworth District is a key objective of the Council.



- 5.19. Spatial Objective 3 indicates the need to ensure that the vitality and vibrancy of rural communities is supported by the provision of leisure facilities and employment opportunities located within Key Rural Centres. The revitalisation of the leisure facilities proposed by this Application would afford residents access to a high quality leisure facility, helping to bring about vibrancy amongst rural communities, providing key employment opportunities and enhancing trips to a recreational facility and into the wider countryside.
- 5.20. Spatial Objective 7 shows that the Council supports the provision of high quality sport facilities to develop healthier and stronger communities.
- 5.21. Spatial Objective 9 seeks to ensure that development contributes to the local distinctiveness of the borough, and enhance in both settlement identity and the environment through the quality of sustainable design.
- 5.22. Policy 7, Key Rural Centres identifies the settlement of Market Bosworth as a settlement with a population of over 1500 residents having access to a primary school, access to local shops, a post office, doctors surgery, community and leisure facilities, employment facilities and a six days a week bus service. Criterion 3 of Policy 7 states that the Council will support the role of these settlements by ensuring that there is a range of employment opportunities within Key Rural Centres. The Policy explicitly states that existing employment sites will be supported and protected.
- 5.23. Market Bosworth is allocated as a Key Rural Centre stand alone, and CS Policy 11 cites that in such settlements, there is a need to consolidate and improve existing tourist attractions to encourage more weekend visits.



- 5.24. Policy 11 also coincides with Policy 7 of the Core Strategy, stating that the Council will support additional employment provision to meet local needs. As clearly demonstrated at paragraph to follow the proposals will ensure an additional employment provision for the settlement of Market Bosworth and help to deliver rural employment in an area identified as a key tourist attraction.
- 5.25. Policy 23 states that tourism development for new and extended visitor attraction and holiday accommodation, inclusive of bed and breakfast accommodation, holiday lodges and tenting fields, will be encouraged in suitable locations. Policy 23 also recognises that tourism development should contribute positively towards supporting existing local community services facilities and should be of a design and a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area. Proposals should be accompanied by a suitable landscaping scheme which will seek to limit the visual impacts of development over time.
- 5.26. Policy 23 also notes that tourism development should add to the economic well-being of the area.

iv. Hinckley & Bosworth Site Allocations and Development Management Policies DPD

- 5.27. Policy DN4 of the Hinckley & Bosworth Site Allocations and Development Management Policies DPD (DPD) seeks to protect the countryside of the Hinckley & Bosworth district, and the Council will only approve development that is considered to be sustainable and suitable for the countryside.
- 5.28. Policy DM8 is pursuant to the safeguarding of open space, sport and recreational facilities within the Hinckley & Bosworth borough. The Policy states that planning permission will not be granted for proposals resulting in the loss of land or



buildings in recreational or sporting use, except where a replacement of an equivalent typology is provided, in an appropriate location serving the local community. The Policy also notes that in certain circumstances, the development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site.

- 5.29. Policy DM10 states that development will be permitted providing it does not have a significant adverse effect upon privacy and amenity of nearby residents. Development should complement or enhance the character of the surrounding area with regards to scale, layout, density, mass and the use of materials should respect and reflect the local area generally.
- 5.30. Policy DM11 requires development to have an understanding of heritage asset significance, the impact of proposals upon assets, how the benefits outweigh any harm caused, and how any impacts upon archaeology align with Policy DM13.
- 5.31. Policy DM17 of the DPD seeks to secure a suitable, safe highways network for the borough. The Policy seeks to ensure there is convenient and safe access for walking and cycling to services and facilities, and requires proposals to demonstrate that there will be no significant adverse effect upon highway safety.
- 5.32. Policy DM18 of the DPD the Proposals seek an appropriate level of car park provision.
- 5.33. Policy DM24 of the DPD controls the development of cultural and tourism facilities within the borough. The Policy states that the Council will seek to support the development of new cultural and tourism facilities across the borough. The Policy also notes that the retention and reintroduction of tourism facilities will be supported and their loss will be resisted unless it can adequately be



demonstrated that the business can no longer operate viably and all other possible opportunities have been explored.

v. Market Bosworth Neighbourhood Plan 2014 to 2026

- 5.34. The application site is located within Character Area A of the Market Bosworth Neighbourhood Plan (MBNP). This is a Leisure and Tourism Area.
- 5.35. Policy CE1 requires development to be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area.
- 5.36. There is policy support for the proposals under Policy CE5 of the MBNP. Development in the countryside will be supported when it is for the purposes of sport or recreation and where it does not cause harm to the landscape of the MBNP area.



6. PLANNING POLICY ASSESSMENT

i. Location, form and design of development

6.1. This assessment relies upon the Inspector's report at Appendix 1 as the proposals retain only those elements of the dismissed appeal that were found acceptable by the Inspector. The following paragraphs of the Inspector's report are relevant:

12. *Based on my visit I acknowledge that because of the limited built forms and the green and generally natural appearance of the site and its immediate surrounds, this complements the intrinsic character and beauty of the countryside which surrounds the town. Nevertheless, I am mindful that the appeal site forms part of an existing recreation facility which benefits from a modified landscape and some existing and approved built development. Also, as already stated, subject to the reinstatement the golf course use, in principle, the appeal site is suitable for the type of development proposed.*
13. *Policy 23 of the Council's Local Development Framework-Core Strategy ('CS') supports holiday lodges where they meet specified criteria, one of which requires that they are of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping.*
14. *Policy DM4 of the Site Allocations and Development Management Policies DPD ('SADMP') says that development in the countryside will be considered sustainable where amongst other things, does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.*



15. *On my site visit, I was able to view the appeal site from several parts of the Golf Club site, surrounding area and nearby Public Rights of Way ('PRoW') some of which traverse the Golf Club site.*
16. *The proposed holiday homes would be in the form of lodges, located in a linear arrangement between the northern planted boundary of the Golf club site and an existing greenkeepers store, and west of an established coppice. As such, because the appeal site is contained on three sides any effects on the openness of the Golf Club site would be limited.*
17. *The lodges would be a single storey design with mono pitched sedum wildflower roofs. There are two different lodge types, a one bedroom unit and a 2 bedroom unit. The main difference between these is that the two bedroom units occupy a larger footprint. Externally, the lodges would incorporate timber cladding. Access to the lodges would be provided via an existing track and this is to be extended to provide access to individual lodges and associated parking spaces.*
18. *Based on my observations PRoW S68 and S69 are the nearest to the appeal site, which run along the southern and eastern boundaries of the site, respectively. From along PRoW S68 the lodges would be largely screened by the intervening undulating topography of the golf course and the greenkeepers store.*
19. *In limited views from PRoW S68 and other parts of the Golf club site, the lodges would be viewed in the context of the sizeable greenkeepers store and the expanse of the tall trees associated with the coppice. These would absorb the modest scale of the lodges. In addition, because of their simple architecture and forms, timber cladding, the lodges would have a degree*



of compatibility with their sylvan backdrop. Boundary treatments in the form of a timber fence and a low hedge would filter views of the development from the Golf club site, including PRow S68. Therefore, the lodges would not appear unduly dominant.

20. *The use of skids instead of foundations for the lodges would limit the degree of permanency associated with these and the proposed layout would screen part of the new access road and parking spaces from the Golf club site, including PRow S68. These design interventions would limit the degree of urbanisation associated with the proposal. Therefore, despite incorporating a peripheral position towards the northern extent of the Golf club site, for the above reasons the proposed lodges would not be particularly dominant or obtrusive from the Golf club site, including PRow S68.*
21. *PRow S69 runs through the adjacent coppice, parallel with and close to the eastern boundary of the appeal site. Along here because of its woodland setting, the route of this PRow is particularly secluded and tranquil. Even so, filtered views through the boundary landscaping are available towards the Golf club site. At the time of my visit because of the leaf cover on trees, its dark finish and lack of fenestration, the greenkeepers store did not appear particularly prominent.*
22. *The proposed lodges would be setback from PRow S69 behind the access road and parking areas. The end elevations of the lodges facing PRow S69 would be lower in height relative to those facing the Golf club site. Because of this arrangement their green roofs would be more apparent and likely to soften the appearance of the lodges. In addition, the elevations facing PRow S69 are free of any fenestration and this would limit light intrusion. Whilst parked cars would be discernible, because of their transient nature and separation, in filtered views from PRow S69,*



these would not be unacceptably intrusive. Also, there may be some limited opportunity for screening between the PRoW S69 and access road, which could be addressed through conditions, if the appeal succeeds.

23. *Overall, although the proposal would bring some change in localised views, for the above reasons, this would be of a design and at a scale which is appropriate to minimise impact and assimilate with the character of the surrounding area. Therefore, this would not have a significantly harmful effect on the character and appearance of the area including its landscape character. As such, the proposal accords with design aims of SADMP Policy DM4 and Policy 23 of the CS and similar aims of Policy DM10 of the SADMP.*
24. *The proposal also accords with NDP Policy CE1, which says that all new development within Market Bosworth should be in keeping with its Character Area and NDP Policy CE5, which only permits new development where this does not cause harm to the landscape of the countryside.*
33. *The proposal would support the Kyngs Golf and Country club as a leisure and tourism facility. This would provide short and long term economic benefits, including support for the local rural economy. The proposal will bring with it facilities to support a strong and healthy community whilst encouraging visitors to undertake trips into the surrounding countryside via the nearby network of footpaths, encouraging active and healthy lifestyles. Thereby, fulfilling a social role.*
- 6.2. The golfing and holiday aspects of the proposal would be acceptable in terms of their location within the site, adjacent to the settlement edge of Market Bosworth,



in relative proximity to local services and facilities. Furthermore, through the use of single storey lodges and set against the backdrop of the existing greenkeepers store and the recreational landscape of the golf course, the Inspector's decision makes clear that the form and type of development proposed wholly accords in principle with the design aims of Policy DM4 of the SADMP and Policy 23 of the Core Strategy, and similar aims of Policy DM10 of the SADMP.

- 6.3. The Inspector also clearly found that the proposals accords with NDP Policy CE1, which says that all new development within Market Bosworth should be in keeping with its Character Area and NDP Policy CE5, which only permits new development where this does not cause harm to the landscape of the countryside.

ii. Highways and Access

- 6.4. The highways impacts of the proposals were found to be entirely acceptable by Leicestershire County Council under previously refused planning application ref: 23/00508/FUL in their consultation response dated 28 June 2023, and by the Inspector at the associated appeal. As the proposals are unaltered from a design perspective, it is anticipated that a similar consultation response will be received during the consultation process of this application.
- 6.5. The proposals are policy compliant with regards to highways. The site provides a satisfactory level of on-site parking, whilst not having a detrimental impact upon the surrounding highways network. The existing point of access onto Station Road will be used, and there are satisfactory visibility splays.
- 6.6. The development will therefore be highly sustainable in transport terms, the design of the development provides for safe and suitable access and the proposals will have no adverse impacts on the operation of the highway network



or on highway safety. There is therefore no objection to the application proposals on highway or parking grounds.

iii. Ecology

- 6.7. The lone reason why Appeal Ref: 3337087 was refused was on the grounds of ecological implications. The site was judged to contain suitable habitat for GCN and other more common amphibians for shelter, foraging and hibernation and in the absence of an appropriate survey or district license confirming that the site definitely had no such presence of Great Crested Newts, it could not be definitively proved that the proposals would not cause unacceptable harm to these protected species.
- 6.8. Accompanying this planning application is the Preliminary Ecological Appraisal that was submitted as part of the refused appeal. The Applicant has also submitted a District Level License through Swan Ecology, which has been submitted to Natural England and the relevant fees paid. Once a response has been received from Natural England on the status of the District Level License and the application counter-signed, then the Council will be notified.
- 6.9. At this stage, there is no indication that the license cannot be entered into and as such, subject to the approval of the district level license from Natural England the proposals are considered to accord with Policy DM6 of the SADMP and Paragraph 186(a) of the Framework. A biodiversity net gain can also be achieved on-site, with numerous areas around and adjacent to the site capable of supporting the creation of new and replacement habitat, further in accordance with Policy DM6.



iv. Flood Risk and Drainage

- 6.10. As the application site area is below 1ha no flood risk assessment is required as part of the application. The Council's drainage consultee provided two notes to the Applicant during the consultation process for refused planning application ref: 23/00508/FUL and it is anticipated that similar advice will be received under this current proposal. As such the proposals are considered to accord with policy DM7 of the SADMP regarding drainage and flood risk.



7. CONCLUSIONS

7.1. This Planning, Design and Access Statement has been submitted in support of the change of use of land for the erection of 9 single storey holiday lodges with vehicle parking and associated works at Kyngs Golf Club, Station Road, Market Bosworth, Leicestershire, CV13 0NP.

7.2. The proposals will fulfil the three dimensions to sustainable development as outlined at paragraph 8 of the Framework. The Proposed Development will:

- Deliver economic benefits by creating short term employment during the construction phase; and also more importantly provide long term employment for employees from the local area. The proposals will encourage visitor trips into the local area, and encourage increased spending into the local economy thereby improving the economic environment of Market Bosworth and the surrounding area, in full accordance with Policy 23 of the Core Strategy and Policy DM4 of the SADMP. At paragraph 85 the Framework makes clear that the support of economic growth and opportunities for development are of significant weight in the planning balance.
- With regard to the rural economy the Framework requires that planning policies should encourage sustainable economic growth (paragraph 88 (a)) and that policies and decisions should enable growth and expansion in rural areas both through conversion of existing buildings and well-designed new buildings (paragraph 88 (a)). The proposals will also support ensuring a prosperous rural economy by making use of previously developed land that is physically well-related to existing settlements where suitable opportunities exist (paragraph 89).



- Provide an improved and attractive tourism facility, the principle of which is acknowledged in the MBNP and also in the Development Plan as being supported by the Council. The proposals will bring with it facilities to support a strong and healthy community whilst encouraging visitors to undertake trips into the surrounding countryside via the nearby network of footpaths, encouraging active and healthy lifestyles (fulfilling the social role); and
 - Deliver environmental benefits by delivering the proposals in a sustainable location that can be accessed by walking and by public transport, thereby reducing reliance upon the private motor vehicle. No protected species nor environmental harm has been identified within the document submitted in support of this application.
- 7.3. The site is located in a sustainable location, with good access to local shops and services within the immediate and wider locality and is close to a range of sustainable transport links. Users of the site are considered likely to utilise sustainable modes of transport, which will make a positive contribution towards achieving the sustainable development objectives set out in the national and local policies relevant to this Application.
- 7.4. The proposals will enhance employment opportunities both throughout the construction of the proposals, and once it is occupied and running. The proposals will encourage sustainable methods of travel into the settlement of Market Bosworth, contributing towards the retention of existing services and facilities within the settlement.
- 7.5. The proposal will contribute positively towards a redeveloped tourism facility, meeting the social and recreational objectives of the Borough. It will create a high quality built environment, easily accessible to local services and it will help support the health, social and cultural well-being of the local community.



- 7.6. The development will contribute to protecting and enhancing the natural and built environment, by enhancing the ecological value of the site and providing appropriate mitigation measures, as set out within the accompanying Preliminary Ecological Appraisal. A biodiversity net gain can be achieved at the site. The existing on site ecological features of value are retained and, where appropriate, enhanced by the proposals, contributing to the move towards a low carbon economy and facilitating an improvement in on-site biodiversity.
- 7.7. It is therefore concluded that the proposal accords with national and local policy and constitutes sustainable development. The proposal complies with paragraph 11 of the Framework and there are no material considerations that indicate that the forthcoming application should be determined otherwise than in accordance with the Development Plan as required by Section 38 (6) of the Act and granted planning permission.



Appeal Decision

Hearing held on 28 May 2024

Site visit made on 28 May 2024

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 July 2024

Appeal Ref: APP/K2420/W/24/3337087

**Kyngs Golf and Country Club, Station Road, Market Bosworth,
Leicestershire CV13 0NP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Statue Homes Limited against the decision of Hinckley and Bosworth Borough Council.
 - The application Ref is 23/00508/FUL.
 - The development proposed is the erection of nine single storey timber clad holiday homes with vehicle parking and associated works.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Statue Homes Limited against Hinckley and Bosworth Borough Council. This application is the subject of a separate Decision.

Background and Main Issues

3. With regard to the Council's first reason for refusal ('RfR'), the appeal scheme was originally proposed as a standalone development for holiday homes. However, the appeal site is part of the Kyngs Golf and Country Club ('the Golf Club') which is recognised as a tourism and leisure facility in the Market Bosworth Neighbourhood Development Plan ('NDP'). Accordingly, the Council argued that a standalone holiday homes development could not be supported within a countryside location without evidence of need and justification. As such, the Council's position was that the proposal would need to be linked to the re-opening and ongoing operation of the golf course, to comply with the Development Plan, in principle.
4. Subsequent to the Council's determination of the application¹, an appeal decision² relating to a separate proposal for development of 9 holiday cabins at the Golf Club was issued. In this decision the Inspector found that: 'the principle of holiday cabins would not conflict with Policies 23 of the CS and DM4 a) of the SADMP, subject to compliance with the other requirements of those policies and the development plan as a whole. In particular, these policies include consideration of matters relating to the effect of a development on the

¹ Ref 23/00508/FUL

² APP/K2420/W/23/3315336

character and appearance of the area in the overall assessment as to whether development in the countryside should be considered sustainable.'

5. Based on the above appeal, the Council withdrew RfR1. However, the Council maintain that for economic benefits to be realised and to constitute material factor in outweighing any identified harm, there should be a link to the existing golf course use, as this fundamentally underpins the site's allocation as a tourism and leisure facility.
6. Based on the final Statement of Common Ground, the main parties have agreed the revised position in respect of RfR1. This included a condition requiring that prior to first use of the holiday homes, works to reinstate the 18-hole golf course shall be completed and this brought into use. At the Hearing, the appellant confirmed that the suggested condition was acceptable. I have also considered this and have no reason to disagree with the approach agreed between the main parties.
7. Accordingly, the main issues are: i) The effect of the proposal on the character and appearance of the area and ii) whether the proposal would result in any ecological harm.

Reasons

Character and appearance

8. This appeal relates to the Golf Club site and comprises a rectangular section of land to the north east of this site (circa 0.6 acres excluding the access track). At present the wider site is not in use but the golf course is being maintained periodically.
9. Because the appeal site lies outside of any defined settlement boundaries it is therefore within an area designated as countryside. In particular, this is situated within the Bosworth Parkland Landscape Character Area as identified in the Hinckley and Bosworth Landscape Character Assessment (2017) ('LCA'). The key characteristics include rolling farmland with gentle slopes which rise to a high point around the town of Market Bosworth, scattered trees, woodlands and smaller fields of pasture, and development limited to scattered farm buildings and historic settlements. The recreational role of the area is also highlighted, including the network of historic footpaths and the Battleline Railway.
10. The LCA identifies that the key sensitivities and values of this area include the rural character and relative sense of tranquillity. It also includes amongst the landscape strategies that the rural character of the landscape will be maintained, ensuring that development responds sensitively to the landscape context. Furthermore, recreational assets including the rights of way network will be maintained and enhanced.
11. Land associated with the Golf Club is identified in the Market Bosworth Neighbourhood Development Plan ('NDP') as Character Area A, which recognises that leisure and tourism is an important element of the town for both landscape and economy reasons. The NDP specifically references the open landscape, large wide open aspect and outdoor leisure pursuits as forming part of the defined character of Character Area A.

12. Based on my visit I acknowledge that because of the limited built forms and the green and generally natural appearance of the site and its immediate surrounds, this complements the intrinsic character and beauty of the countryside which surrounds the town. Nevertheless, I am mindful that the appeal site forms part of an existing recreation facility which benefits from a modified landscape and some existing and approved built development. Also, as already stated, subject to the reinstatement the golf course use, in principle, the appeal site is suitable for the type of development proposed.
13. Policy 23 of the Council's Local Development Framework-Core Strategy ('CS') supports holiday lodges where they meet specified criteria, one of which requires that they are of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping.
14. Policy DM4 of the Site Allocations and Development Management Policies DPD ('SADMP') says that development in the countryside will be considered sustainable where amongst other things, does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.
15. On my site visit, I was able to view the appeal site from several parts of the Golf Club site, surrounding area and nearby Public Rights of Way ('PRoW') some of which traverse the Golf Club site.
16. The proposed holiday homes would be in the form of lodges, located in a linear arrangement between the northern planted boundary of the Golf club site and an existing greenkeepers store, and west of an established coppice. As such, because the appeal site is contained on three sides any effects on the openness of the Golf Club site would be limited.
17. The lodges would be a single storey design with mono pitched sedum wildflower roofs. There are two different lodge types, a one bedroom unit and a 2 bedroom unit. The main difference between these is that the two bedroom units occupy a larger footprint. Externally, the lodges would incorporate timber cladding. Access to the lodges would be provided via an existing track and this is to be extended to provide access to individual lodges and associated parking spaces.
18. Based on my observations PRoW S68 and S69 are the nearest to the appeal site, which run along the southern and eastern boundaries of the site, respectively. From along PRoW S68 the lodges would be largely screened by the intervening undulating topography of the golf course and the greenkeepers store.
19. In limited views from PRoW S68 and other parts of the Golf club site, the lodges would be viewed in the context of the sizeable greenkeepers store and the expanse of the tall trees associated with the coppice. These would absorb the modest scale of the lodges. In addition, because of their simple architecture and forms, timber cladding, the lodges would have a degree of compatibility with their sylvan backdrop. Boundary treatments in the form of a timber fence and a low hedge would filter views of the development from the Golf club site, including PRoW S68. Therefore, the lodges would not appear unduly dominant.

20. The use of skids instead of foundations for the lodges would limit the degree of permanency associated with these and the proposed layout would screen part of the new access road and parking spaces from the Golf club site, including PRoW S68. These design interventions would limit the degree of urbanisation associated with the proposal. Therefore, despite incorporating a peripheral position towards the northern extent of the Golf club site, for the above reasons the proposed lodges would not be particularly dominant or obtrusive from the Golf club site, including PRoW S68.
21. PRoW S69 runs through the adjacent coppice, parallel with and close to the eastern boundary of the appeal site. Along here because of its woodland setting, the route of this PRoW is particularly secluded and tranquil. Even so, filtered views through the boundary landscaping are available towards the Golf club site. At the time of my visit because of the leaf cover on trees, its dark finish and lack of fenestration, the greenkeepers store did not appear particularly prominent.
22. The proposed lodges would be setback from PRoW S69 behind the access road and parking areas. The end elevations of the lodges facing PRoW S69 would be lower in height relative to those facing the Golf club site. Because of this arrangement their green roofs would be more apparent and likely to soften the appearance of the lodges. In addition, the elevations facing PRoW S69 are free of any fenestration and this would limit light intrusion. Whilst parked cars would be discernible, because of their transient nature and separation, in filtered views from PRoW S69, these would not be unacceptably intrusive. Also, there may be some limited opportunity for screening between the PRoW S69 and access road, which could be addressed through conditions, if the appeal succeeds.
23. Overall, although the proposal would bring some change in localised views, for the above reasons, this would be of a design and at a scale which is appropriate to minimise impact and assimilate with the character of the surrounding area. Therefore, this would not have a significantly harmful effect on the character and appearance of the area including its landscape character. As such, the proposal accords with design aims of SADMP Policy DM4 and Policy 23 of the CS and similar aims of Policy DM10 of the SADMP.
24. The proposal also accords with NDP Policy CE1, which says that all new development within Market Bosworth should be in keeping with its Character Area and NDP Policy CE5, which only permits new development where this does not cause harm to the landscape of the countryside.

Ecological implications

25. As part of the appeal a Preliminary Ecological Appraisal undertaken by Arbtech ('PEA') has been submitted. This appraisal describes the baseline ecological conditions at the site, evaluates habitats within the survey area in the context of the wider environment and describes the suitability of those habitats for notable or protected species. It identifies possible ecological constraints as a result of the proposed development and summarises the requirements for further surveys and mitigation measures.
26. In particular, the Council requested information in respect of protected species, badgers and Great Crested Newts ('GCN'). The PEA confirms that no badger setts were recorded within the site or immediate surrounding vicinity but

- recommends a precautionary working method during construction to safeguard badgers, if present.
27. However, the appeal site contains suitable habitat for GCN and other more common amphibians for shelter, foraging and hibernation. Furthermore, ponds (i.e., possible GCN breeding ponds) lie within a 500m radius of the site, many of which connect to the site via grassland habitat.
 28. Notwithstanding that the proposed lodges would be on skids and therefore do not require foundations, the PEA was undertaken with knowledge of the proposal. There is also nothing to suggest that grassland and scrub would not be removed for the preparation of the ground for the siting of the lodges. Ground works are also likely to be required for parts of the access, the parking spaces and any services for the lodges. This is likely to result in the significant disturbance or loss of suitable GCN habitat (i.e. grassland and scrub). If GCN are present within the pond about 20m to the north of the site, this would constitute a loss of about 0.38ha within 100m of a potential breeding pond. In completing the rapid risk assessment published by Natural England (Natural England 2015), the PEA identifies that the proposed development produces an Amber risk score, which states: Offence Likely.
 29. Accordingly, the PEA recommends that surveys will be required of any ponds within 250m of the site (where accessible) to determine the presence or absence of GCN. In the absence of such surveys I cannot rule out that the proposal would not have an adverse effect on protected species.
 30. I have taken account of correspondence from Swan Ecology, who undertook an ecological appraisal for a separate planning application, at the Golf club site. Based on this, Swan Ecology advise that the whole of the Golf club site was surveyed, with the survey confirming that the appeal site had no ecological significance and no further surveys are required prior to the determination of the planning application. Subject to recommendations for precautionary measures in relation to vegetation clearance and construction phases, along with provision of ecological enhancements. Nevertheless, this ecological appraisal relates to a separate application and the full details of this are not before me. Furthermore, the Arbtech PEA specifically relates to the appeal site and proposal before me. As such, I attach greater weight to this.
 31. Therefore, and notwithstanding the suggested conditions, including a management plan, it has not been clearly shown that the proposal would not harm protected species or provides suitable mitigation.
 32. Consequently the proposal conflicts with Policy DM6 of the SADMP which says that site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused. This Policy is consistent with the aims of Paragraph 186 a) of the National Planning Policy Framework. I attach significant weight to such harm.

Other Matters

33. The proposal would support the Kyngs Golf and Country club as a leisure and tourism facility. This would provide short and long term economic benefits, including support for the local rural economy. The proposal will bring with it facilities to support a strong and healthy community whilst encouraging visitors to undertake trips into the surrounding countryside via the nearby network of footpaths, encouraging active and healthy lifestyles. Thereby, fulfilling a social role. Because of the site's accessibility by walking and by public transport, the appellant asserts that this would thereby reduce reliance upon the private motor vehicle. However, given the number of parking spaces associated with the proposal, I am not persuaded by this assertion.
34. However, the above benefits arising from the proposal are not sufficient to outweigh the harm I have found in respect of the second main issue and conflict with the development plan as a whole. Accordingly, the proposal also conflicts with Policy DM1 of the SADMP, which amongst other things supports planning applications that accord with the policies in the development plan.
35. I am aware that the Council has approved and also supported other proposals at the Golf club site and other holiday accommodation nearby. Even so, because of my site specific concerns in respect of the scheme before me, these other proposals do not alter my findings.

Conclusion

36. I have found that the proposal would not harm the character and appearance of the area. On the other hand, it has not been shown that the proposal would not harm protected species, for this reason and conflict with the development plan, I conclude that the appeal should be dismissed.

M Aqbal
INSPECTOR

APPEARANCES

FOR THE APPELLANT

George Denny
Matthew Roe

Appellant
Marrons

FOR THE LOCAL PLANNING AUTHORITY

Matt Jedruch
Joe Fleetwood

Hinckley and Bosworth Borough Council
Hinckley and Bosworth Borough Council

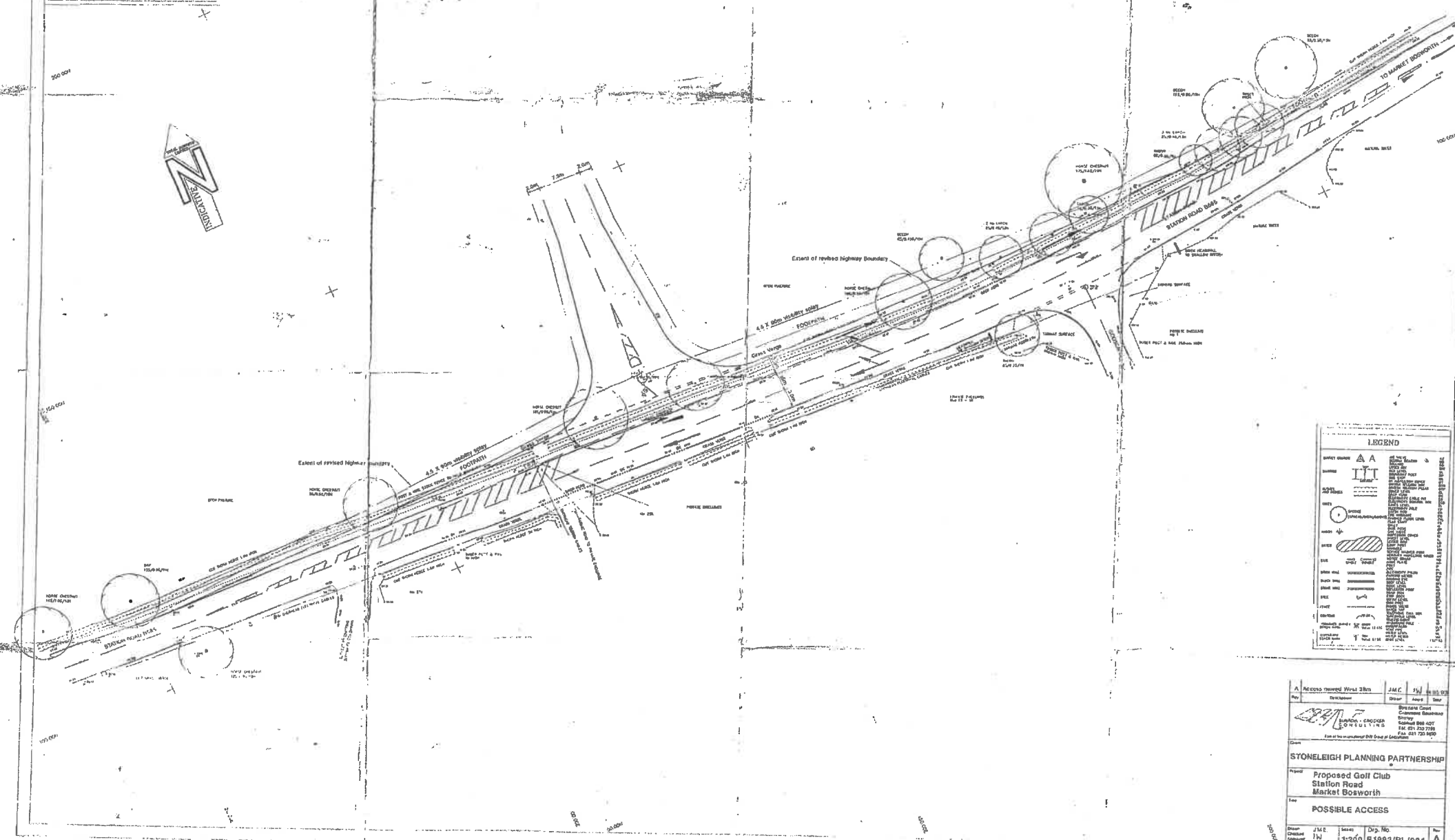
THIRD PARTIES

Councillor Maureen Cook

Ward Councillor

Coordinate Table			
Station	Description	X	Y
A	MARK	569.000	500.000
B	MARK	233.113	174.267
C	MARK	154.633	516.623

Datum Details	
ALL SURVEYS TO BE ADJUSTED TO THIS ADJUSTED DATUM WITHIN THE FOLLOWING 10" OVER A VALUE OF 100000	



LEGEND	
SMOKE CHIMNEY	1. BARN
RAILROAD	2. HOUSE
WATER	3. FENCE
ROAD	4. BRIDGE
WATER	5. CREEK
WATER	6. RIVER
WATER	7. LAKE
WATER	8. OCEAN
WATER	9. SWAMP
WATER	10. MOUNTAIN
WATER	11. HILL
WATER	12. VALLEY
WATER	13. CANYON
WATER	14. CLIFF
WATER	15. CAVE
WATER	16. TOWER
WATER	17. CASTLE
WATER	18. MONASTERY
WATER	19. CHURCH
WATER	20. TEMPLE
WATER	21. MONUMENT
WATER	22. STATUE
WATER	23. FOUNTAIN
WATER	24. GARDEN
WATER	25. PARK
WATER	26. PLANTATION
WATER	27. FARM
WATER	28. MILL
WATER	29. FACTORY
WATER	30. Lighthouse
WATER	31. Beacon
WATER	32. Tower
WATER	33. Castle
WATER	34. Monastery
WATER	35. Church
WATER	36. Temple
WATER	37. Monument
WATER	38. Statue
WATER	39. Fountain
WATER	40. Garden
WATER	41. Park
WATER	42. Plantation
WATER	43. Farm
WATER	44. Mill
WATER	45. Factory
WATER	46. Lighthouse
WATER	47. Beacon
WATER	48. Tower
WATER	49. Castle
WATER	50. Monastery
WATER	51. Church
WATER	52. Temple
WATER	53. Monument
WATER	54. Statue
WATER	55. Fountain
WATER	56. Garden
WATER	57. Park
WATER	58. Plantation
WATER	59. Farm
WATER	60. Mill
WATER	61. Factory
WATER	62. Lighthouse
WATER	63. Beacon
WATER	64. Tower
WATER	65. Castle
WATER	66. Monastery
WATER	67. Church
WATER	68. Temple
WATER	69. Monument
WATER	70. Statue
WATER	71. Fountain
WATER	72. Garden
WATER	73. Park
WATER	74. Plantation
WATER	75. Farm
WATER	76. Mill
WATER	77. Factory
WATER	78. Lighthouse
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WATER	85. Monument
WATER	86. Statue
WATER	87. Fountain
WATER	88. Garden
WATER	89. Park
WATER	90. Plantation
WATER	91. Farm
WATER	92. Mill
WATER	93. Factory
WATER	94. Lighthouse
WATER	95. Beacon
WATER	96. Tower
WATER	97. Castle
WATER	98. Monastery
WATER	99. Church
WATER	100. Temple

A	Access named Wally 3185	JMC	1/4	1/4	1/4
Rev	DistName	Dist	Acres	Dist	Dist
STONEHILL PLANNING PARTNERSHIP BOSTON, - CHICAGO 1000 N. W. 10th St. Suite 1000 Miami, FL 33136 Tel. 305 251 7378 Fax. 305 251 7378					
Drawn 1/4 in the westward 1/4 of Section 10					
STONEHILL PLANNING PARTNERSHIP Proposed Golf Club Station Road Market Bosworth					
Map POSSIBLE ACCESS					
Drawn	J.M.C.	1/4	1/4	1/4	1/4
Checked	1/4	1/4	1/4	1/4	1/4
Scale	1:2400	1:2400	1:2400	1:2400	1:2400
Drawn	J.M.C.	1/4	1/4	1/4	1/4
Checked	1/4	1/4	1/4	1/4	1/4
Scale	1:2400	1:2400	1:2400	1:2400	1:2400
Drawn	J.M.C.	1/4	1/4	1/4	1/4
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Drawn	J.M.C.	1/4	1/4	1/4	1/4
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APPENDIX 2