

Bosworth Family Health & Wellness Spa Proposal

Planning & Design Statement - Issue 1

Bosworth Lakeside Lodges



The following planning and design statement has been prepared by Golby + Luck Landscape Architects on behalf of Bosworth Lakeside Lodges Ltd.

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1. Introduction

Project Summary

The following planning application is submitted in outline with all matters reserved except highway access. The proposal comprises;

- a health spa including restaurant, bar, treatment rooms, swimming pool with changing facilities, gym and training facilities, reception areas, toilets and service rooms (approximately 22,070 ft² gross floor area (GA));
- a conference/wedding venue with reception area, toilets and service rooms (approximately 9,400 ft² GA);
- Approximately 159no. car parking spaces, including 4no. disables parking spaces, and 16no. electric car charging points;
- Approximately 2no. exercise pods;
- Approximately 38o. holiday lodges with 76no. car parking spaces (2no. per lodge);
- Approximately 11no. overflow parking spaces;
- highway access from Coton Bridge Lane with controlled access measures;
- internal roads laid out in tarmac and bound gravel;
- 4no. permanent ponds forming part of the sustainable urban drainage (SuDS) network of the site; and
- An extensive network of greenspace with associated structural planning measures.

The proposal is being promoted by Bosworth Lakeside Lodges as a second phase of leisure development to their successful and high-quality private lodge development on the former waterpark to the east of the site.

The site comprises farmland incorporated as part of the clients Christmas tree growing business, set between the Bosworth Lakeside Lodged development to the west, the Market Bosworth Sports Club to the east, and the Bosworth Marina to the north. The site lies outside the Settlement Boundary of Market Bosworth but is located within the framework of the Leisure and Tourism character area as identified in the Market Bosworth Neighbourhood Plan 2014 to 2026 (the NP).

Purpose of this Document

This document provides an assessment of the planning and design strategy that has guided this application. This statement is set out in four sections:

- Section 1: provides a description of the application;
- Section 2: background to the proposal and applicant;
- Section 3: a description of the site and local context;
- Section 4: the planning policy background of the site and policy relevant to the proposal;
- Sections 5 to 8: the design process that has shaped this proposal;
- Section 9: the economic benefits of the proposal; and
- Section 10: a summary that considers the merits of the proposal as part of the planning balance.

Sections 5 to 8 has been set out to reflect the normally adopted structure of a Design and Access Statement (DAS).



2. Background to this Application

What is Wellness

The Global Wellness Institute (GWI) defines wellness as:

“the active pursuit of activities, choices and lifestyles that lead to a state of holistic health”

The GWI recognises the significant opportunities in wellness tourism stating:

“Wellness tourism is the powerful intersection of two large and growing multi-trillion-dollar industries: tourism and wellness. Holistic health and prevention are increasingly at the center of consumer decision-making, and people now expect to continue their healthy lifestyles and wellness routines when they are away from home.”

The GWI has valued the wellness market globally at £2.8 trillion and describes the wellness market in the UK as flourishing boasting the sixth largest spa market and ninth largest tourism market in the world.

Experiences are central to the wellness market with a focus on facilities that are able to combine the more typical physical health benefits with wellness in the form of emotional, nutritional and well-being benefits.

A growing market is also seeking opportunities for family experiences that promote bonding and provide important education on the benefits and relationship between mental health and well-being, fitness and nutrition.

This proposal seeks to build on the successful Bosworth Lakeside Lodges development with the first family based wellness spa in the East Midlands.

A Local Family Business

The Riley family has over many years developed a range of flourishing business in Market Bosworth that have supported the local economy and helped to deliver the leisure and tourism industry that characterises the land to the west of the settlement.

For many years the family ran the Bosworth Water Park, that has since become the hugely successful Bosworth Lakeside Lodges Park.

The family has also diversified their farming business and created the Friezeland Christmas Tree Farm, one of the largest Christmas Tree growers in the region that attracts large number of visitors to Market Bosworth throughout the Christmas season.

The family has an active and successful track record of delivery for the local economy of Market Bosworth with notable leisure and tourism developments that have secure jobs and increased visitor numbers to the local area.

It is with this in mind that the family has been working with Hinckley and Bosworth Borough council over the last two years in relation to the delivery of one of the first family wellness spa's in the East Midlands

The proposal has been developed to reinforce the already established leisure and tourism centre to the west of Market Bosworth. The proposal seeks to deliver holiday lodge accommodation and a new family spa complex that will focus on health and wellness, a significant growth market in the United Kingdom's leisure and tourism industry.

This wellness spa and lodge proposal presents a natural fit with the families established businesses capable of supporting growth in this sector through the delivery of a unique leisure and tourism offer for this area. Talks have already commenced with other local businesses to seek collaboration that will guarantee delivery and benefit the local economy and expansion of existing businesses.

The family has taken time to consider the offer of this proposal, its scale and quality, and target market. Inspiration has been taken from existing offers elsewhere in the country to sure they promote a scheme that is feasible and will stand the test of time.



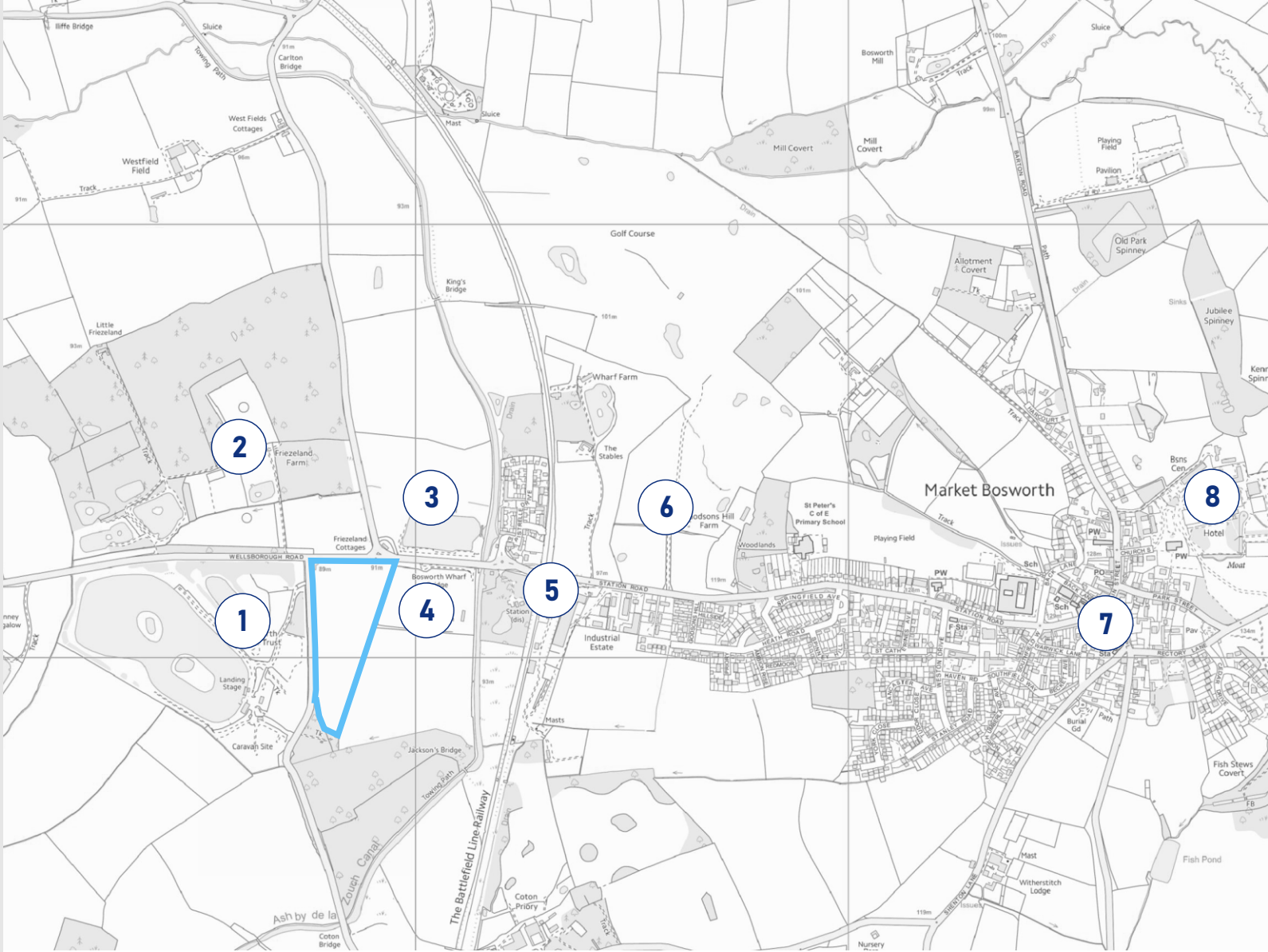
3. Site Location & Context

The site is located to the east of Coton Bridge Lane and south of Wellsborough Road, Market Bosworth comprising a single arable field used for the production of Christmas trees that extends to approximately 4.6 hectares of farmland.

The site is broadly triangular in shape, bound to the north and east by native field boundary hedgerows with intermittent tree cover, and to the west by a belt of mature tree cover. Beyond the immediate boundaries of the site to the west is the Bosworth Lakeside Lodges site, to the east the Market Bosworth Sports Club and an open setting of farmland, and to the north the Bosworth Marina. The site is located outside the settlement boundary of Market Bosworth that extends up to the Ashby de la Zouch Canal to the east of the site, where the settlement comprises a combination of ribbon development extending alongside Station Road, new housing development set between the canal and Battlefield Line Railway to the north and south of Station Road, and a large housing allocation to the south of Station Road identified as the Mixed Use Allocation in the NP.

Market Bosworth is a key rural centre located approximately 7.5km to the north of Hinckley. The settlement has evolved from its historic core set around the Market Place. It has retained its historic setting to the east with the parkland setting associated with Bosworth Hall to the north-east and country park to the south-east. The modern settlement extends to the west of the settlement with significant leisure and tourism assets that include the lanf associated with Bosworth Lakeside Lodges, Bosworth Marina, Market Bosworth Sports Club, and Kyngs Golf Club. It is noted that the golf course is not in operation, but a recent planning permission has been granted for a new clubhouse, accommodation block, storage buildings and car park that will likely see this asset brough back into use.

In terms of land use, the immediate setting of the site is varied comprising a mixture of farmland, playing fields/sports pitches, a marina, and golf course. The wider setting beyond the site and settlement comprises farmland typical of much of the countryside setting to this part of Leicestershire.



1. Bosworth lakeside Lodges;
2. Friezeland Christmas Tree Farm;
3. Bosworth Marina;
4. Market Bosworth Football Club;
5. The Battlefield Line Railway;
6. Kyngs Golf Club (currently closed);
7. Market Place; and
8. Bosworth Hall Hotel



In terms of infrastructure, the site is bound by Wellsborough Road to the north and an unnamed lane to the west. To the east of the site is the Ashby de la Zouch Canal and the Battlefield Line Railway. Beyond these features the local infrastructure comprises a typical network of roads and lanes that connect Market Bosworth with its surrounding settlements.

In terms of vegetation cover, the site is unconstrained with not internal tree or hedgerows. Native hedgerows with intermittent tree cover extends along the northern and eastern boundaries of the site, and to the west is a belt of mature tree cover comprising Oak and Ash.

In terms of landform, the site falls from the north-east corner at a high point of just below 92m above ordnance datum (AOD) to a low point of approximately 88m AOD at the southern corner of the site. The site falls at a relatively shallow gradient of approximately 1 in 50. The wider setting of landform rises to the east where the settlement is located in the ridgeline rising above 125m AOD. To the west the landform continues to fall gently to approximately 82m AOD before rising towards Hoo Hills at approximately 109m AOD.

In terms of access and recreation, the site is maintained as private farmland and currently does not provide any access or recreation function. The immediate setting to the north, east and west comprises leisure, recreation and sports land that is a key characteristic of the landscape to the east of the settlement.

In terms of designation, the site is not covered by any statutory or non-statutory designation that would suggest either an increased value or sensitivity to change.

4. Planning Policy

National Planning Policy

The NPPF sets out national planning policy guidance central to which are the economic, social and environmental objectives to achieving sustainable development (NPPF paragraph 8), and the presumption in favour of sustainable development (NPPF paragraph 11).

Section 6 of the NPPF sets out national policy in relation to the economy. Paragraph 85 of the NPPF states:

“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.”

Paragraph 88 of the NPPF relates specifically to the rural economy stating:

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

Paragraph 89 of the NPPF continues to state:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or



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

This proposal will help to deliver the sustainable economic growth of the Leisure and Tourism area identified in the NP to the west of Market Bosworth, and notably will build in the success of the emerging Bosworth Lakeside Lodges development.



The proposal will see the expansion of the existing business through the delivery of well-designed new buildings that will respect the character of the site and its local setting. The site is physically well related to the settlement, and the existing framework of leisure and tourism development that is central to the character and prosperity of the settlement.

Section 9 of the NPPF is concerned with the promotion of sustainable transport. Paragraph 115 is specifically concerned with the consideration of development proposal stating:

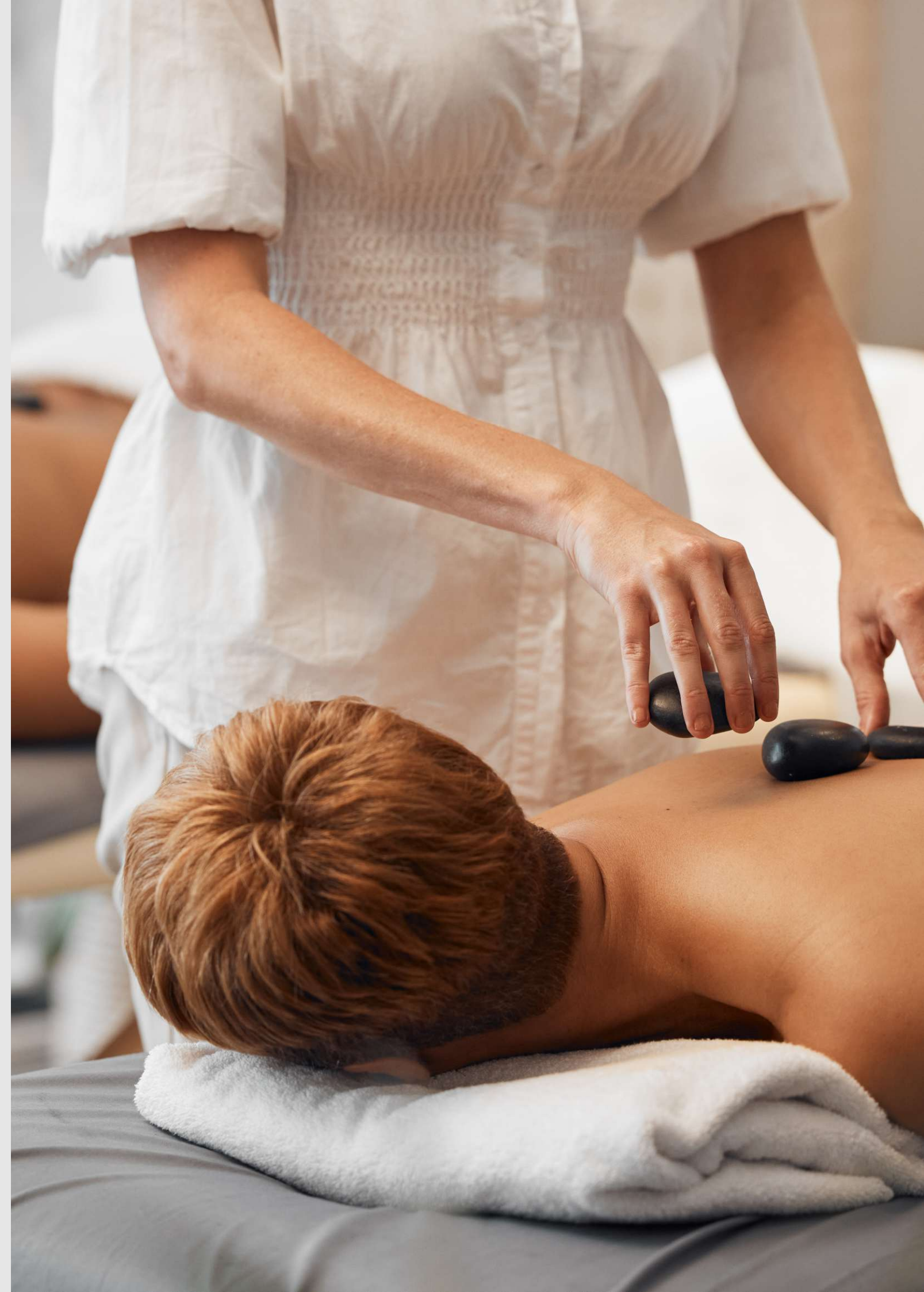
“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;**
- b) safe and suitable access to the site can be achieved for all users;**
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and**
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”**

Paragraph 116 of the NPPF states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

This application is supported by Transport Assessment prepared by ADC Infrastructure. The existing Bosworth Lakeside Lodge development has resulted in the significant reduction on vehicle movements following the closure of the former Bosworth Water Park facility. The cumulative effect of this proposal in combination with the adjacent Bosworth Lakeside Lodge development is likely to remain well below the traffic volumes experienced by the former water park. Initial work does not identify any significant highway concerns.



Section 12 of the NPPF is concerned with design and achieving well-designed places. Paragraph 131 of the NPPF states:

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

This proposal presents an opportunity to secure a high-quality and well-designed leisure and tourism development building on the quality and standards of the adjoining private lodge park currently being delivered by the Applicant.

Section 14 of the NPPF is concerned with meeting the challenge of climate change, flooding and coastal change. Paragraph 161 of the NPPF states:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

This proposal will adopt both renewable and low carbon standards in both the construction and operational phases. The intention is to secure a scheme that is resilient to both changes in climate conditions and energy consumption in response to both global and local perspectives.

In terms of flood risk the site is not located within land identified as being at risk of flooding. The proposal adopts measures to maintain the existing greenfield run-off rate and secure attenuation measures capable of dealing with flood events.

Section 15 of the NPPF is concerned with the conservation and enhancement of the natural environment. Assessment has been completed that demonstrate that the site does not form part of a valued landscape, and that any effects arising from the proposal to the character and appearance of the local landscape setting will be limited and not significant in nature.

The site does not form a part of any of the landscapes identified under paragraph 189 of the NPPF. Indeed, the site is not covered by any environmental designation that would suggest an increased value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development.

In terms of habitats and biodiversity, the site is currently maintained as intensively managed farmland which is of a relatively low ecological and biodiversity baseline value. In accordance with emerging legislation the proposal will secure a 10% gain in biodiversity within the site.

In terms of ground conditions and pollution, the site is currently under farming use and is not expected to be contaminated. The proposal is not considered a notable risk in terms of a pollution source either the site, its adjoining land and watercourses. Appropriate measures will be taken to ensure any source of pollution is mitigated at site to generally accepted standards.

Section 16 of the NPPF is concerned with the conservation and enhancement of the historic environment. Paragraph 207 of the NPPF states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”



The site does not contain or adjoin any designated heritage assets. The closest assets are the Grade II Listed Buildings at Coton Priory Farmhouse over 600m to the south-east of the site. The site is remote from the Market Bosworth Conservation Area and does not present in any of the important views or vistas towards or from the historic core of the settlement. The Registered Battlefield of Bosworth is located to the south of Market Bosworth. This is some distance from the site and settlement that are located well beyond the designation and any related setting.

The Ashby de la Zouch Canal and associated Conservation Area designation is located approximately 190m to the east of the site. The canal is separated from the site by the intervening sports club and field boundary vegetation cover restricting any immediate or visual relationship with the asset.

It is highly unlikely that the development of the site will result in harm to a heritage asset.

Hinckley & Bosworth Local Development Framework Core Strategy

Section 3 of the Core Strategy sets out the issues, vision and objectives for the Borough. Paragraph 3.18 deals specifically with the issues facing the rural economy stating:

“The agricultural sector is undergoing tremendous change due partly to the Common Agricultural Policy. This is moving the sector towards becoming 'market led' by diversifying and adding value or by growing cheaper. The north east of the borough has undergone mining decline however much of it is now part of a regeneration area for the creation of the National Forest. Although agriculture now accounts for only 1.2% of employment, farmland accounts for 88% of the borough's diverse landscape areas. Hence it remains as a key 'custodian of the land' in shaping the image of the borough, the quality of the landscape, wildlife habitats and the natural environment of the borough. There is a need to help farmers maintain successful businesses whilst protecting and enhancing the borough's diverse landscape areas.”

The majority of the policies set out in the Core Strategy are mirrored or updated by the overarching and more recent policy of the NPPF. The Core Strategy policy most relevant to this proposal is set under Tourism in Section 4 where Policy 23 states:

“Tourism development for new and extended visitor attractions including major facilities (e.g. Twycross Zoo, Bosworth Battlefield, Mallory Park) and holiday accommodation including bed and breakfast accommodation, holiday lodges, and tenting fields will be encouraged in suitable locations where:

- **The development can help to support existing local community services and facilities and**
- **Is 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 and**
- **The development adds to Hinckley & Bosworth's local distinctiveness and**
- **Complements the tourism themes of the borough and**
- **The development adds to the economic well being of the area”**

Given the nature, location and scale of this proposal there is no reason why it cannot fully comply with this policy.

Hinckley and Bosworth Local Plan 2006 – 2026 Site Allocations and Development Management Policies DPD

Policies DM1 of the DPD sets out the presumption in favour of sustainable development in line with the NPPF. Policy DM2 is concerned with the delivery of renewable energy and low carbon development. As already started, this proposal will seek to adopt the most up to date low carbon building technologies to secure a level of resilience commensurate to the scale, nature and location of the development.

Policy DM4 of the DPD is concerned with the safeguarding of the countryside and settlement separation. The proposal will not affect the separate character and identifies of settlements. Given the scale and nature of the proposal, and the relatively contained setting of the site, set within an established framework of leisure related development, the proposal is unlikely to result in harm to the intrinsic character of the countryside.

Policy DM6 of the DPD is concerned with the enhancement of biodiversity and geodiversity. The proposal will secure a 10% net gain in biodiversity in line with emerging legislation. This will be secured either on site, or on land under the Applicants control, or a combination of both measures.

The site is not covered by any national, regional, or local wildlife or nature conservation designation. The habitats of the site are common and widespread in the local area.

Policy DM7 of the DPD is concerned with prevention of pollution and flooding. The proposal will incorporate the required measures to prevent both pollution and flooding. The scheme will utilise staged attenuation measures that will include at source control measures such as permeable paving, water gardens, water butts and swales. These measures will be supported by a storm water control measures in the form of a series of ponds and swales that will manage water during flood events to maintained green field runoff rate.

Policy DM10 of the DPD is concerned with development and design. This proposal will adopt high design standards. Consideration will be given to the scale and height of development to secure new built form that assimilates into its landscape setting. The design of the buildings and their materials will be selected to reflect the health and well being philosophy of the proposal and the natural environment of the site.



Policy DM11 of the DPD is concerned with the protection of the historic environment. As already stated, this proposal is unlikely to affect any heritage asset, or associated setting.

Policy DM13 is concerned with the protection of archaeology. As part of any proposal protection measures such as trial trenching will be adopted.

Policy DM17 is concerned with highway and transportation. Detailed access design will be submitted with this application to demonstrate safe access to the site. A full transport assessment will demonstrate that the proposal will not affect the local highway network. Policy DM18 is concerned with parking standards, the proposal will secure an appropriate quantum of parking that given the nature of the proposal is predictable and easily managed.

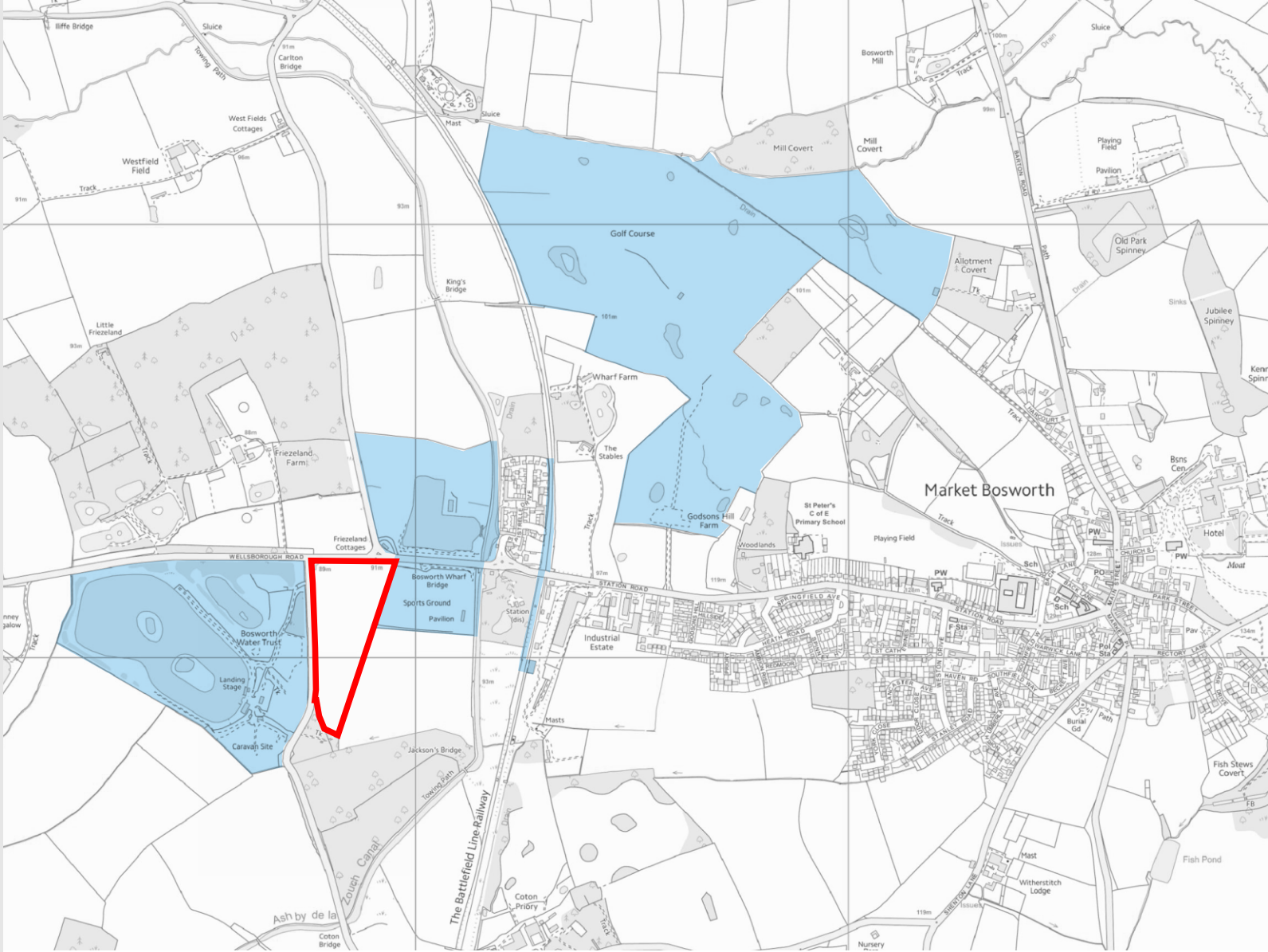
Policy DM24 of the DPD is concerned with cultural and tourism facilities stating:

“The Borough Council will seek to support the development of new cultural and tourism facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they can be accessed by a range of sustainable transport modes.”

Pre-Application Planning Advice Request (Ref: 24/10028/PREMAJ)

This application has been the subject of a planning pre-applicaition advice request. This has included a site meeting, a review of the draft development proposal and subsequent review of the updated proposal that is the subject of this planning application. The pre-application advice was focussed on the principle of development located outside the defined settlement boundary and the subsequent test set out under Policy DM4 of the DPD. This is considered in detail in this statement using evidence drawn from the supporting Landscape Appraisal.

The pre-applicaition advice continued by setting referencing Policy 11 of the CS and the need to demonstrate the social and economic benefits of the proposal. This statement details the benefits associated with the wellness industry and how the delivery of the first family wellness spa in the district could assist in inward investment and the creation of local jobs.



 Leisure and Tourism area identified in the NP

Market Bosworth Neighbourhood Plan 2014 to 2026 (NP)

The application site is located within the Market Bosworth Neighbourhood Plan Area as identified in the NP. Indicative character areas are identified on page 13 of the NP that identify the site located within a framework of Leisure and Tourism, but not actually within it. These areas include the existing Bosworth Lakeside Lodge development to the west, the Market Bosworth Sports Club to the east, and the Bosworth Marina to the north-east. The aims of the NP are identified as:

- **"To work closely with Hinckley and Bosworth Borough Council to identify a site that meets the housing requirement in the Local Plan and is supported by the local community**
- **To provide a planning framework for development that:**
 - 2a) reinforces the quality and character of Market Bosworth
 - 2b) is sensitive to the local ambience which combines a thriving and often busy core with nearby areas of tranquil open space
 - 2c) protects and enriches the landscape
 - 2d) takes account of the impact of new development on the Conservation Area and other heritage assets
 - 3. To prioritise local distinctiveness in every element of change and future development
 - 4. To strengthen and support economic activity within the Neighbourhood Area
 - 5. To seek improvements to traffic flow, congestion and parking
 - 6. To seek improvements to digital connectivity
 - 7. To maintain and improve local facilities and services for the community".

This proposal is of a high quality that will strengthen and support economic activity, reinforce local character, and prioritise local distinctiveness.

Policy CE1 of the NP requires development to be in keeping with the character area, retain local distinctiveness, and create a sense of place. This policy requires development to consider cross character area effects, and adopt innovative and outstanding design.

Policy CE2 of the NP seeks the protection of Local Green Space. The development of the site will not affect Local Green Space.

Policy CE3 of the NP identifies important views and vistas. None are identified in the immediate context of the site.

Policy CE4 of the NP is concerned with Trees. This application is supported by an Arboricultural Assessment that identifies the value of all trees and hedgerows within and adjoining the site. This assessment includes the identification of root protection areas that will be respected in the proposal.

Policy CE5 of the NP is concerned with the landscape of the wider parish. This covers all land beyond the settlement boundary that includes the site. The policy seeks to permit development:

- "a. where it contributes to the local economy**
 - b. for the re-use or extension of an existing building or**
 - c. for sport or recreation or**
 - d. For new dwellings in the circumstances identified in paragraph 55 of the Framework.**
- In all cases development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated"**



5. Assessment

Landscape

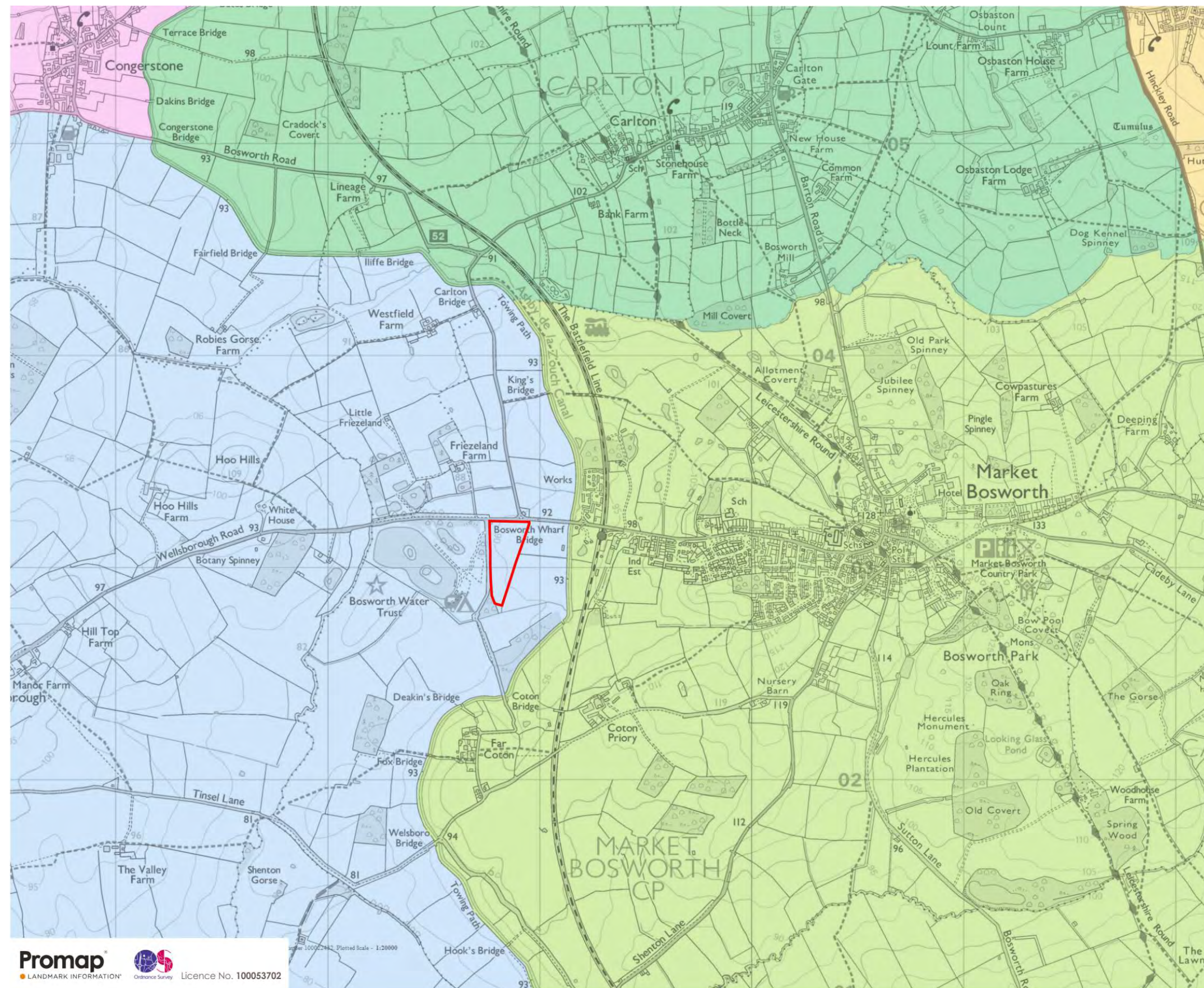
This application is supported by a Landscape Appraisal that includes an assessment of the landscape and visual baseline setting of the site.

The site is located with the Sence Lowlands landscape character area at the boundary of the Bosworth Parkland landscape character area to the east. The key characteristics of the Sence Lowlands area are identified as:

- “Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.
- Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.
- Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.
- A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.
- A rural and tranquil character.
- Spired and towered churches form prominent landmarks in the open landscape.
- A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.
- Small villages with strong sense of place and local vernacular of red brick. 9) Bosworth Battlefield has strong heritage associations.”

It is important to note that the existing leisure and tourism attractions in the immediate vicinity of the site are identified as key characteristics of this area. The proposal intends to build in this character through the delivery of a scheme focussed on health, well being, and the delivery of a peaceful and tranquil environment.





Key

-  Site boundary
-  Area B - Charnwood Fringe Settled Forest Hills
-  Area C - Bosworth Parkland
-  Area G - Sence Lowlands
-  Area I - Gopsall Parkland
-  Area J - Barton Village Farmlands

The key sensitivities of this area are identified as, its rural character, lack of light pollution, sense of remoteness, recreational value of the area the canal and railway line, its biodiversity, the relatively intact field pattern, the setting of church spires in views across the wider farmland setting, and the historic value of the area that manifests in assets such as the battlefield.

The proposal will add to the recreation and leisure/tourism value that helps to define this area. Given the nature of the site, the historic field pattern will remain intact, and the proposal will add to the biodiversity of the area. The proposal is unlikely to affect the heritage setting of this are and given its immediate setting of modern leisure and tourism facilities will not harm any sense of time depth in the landscape.

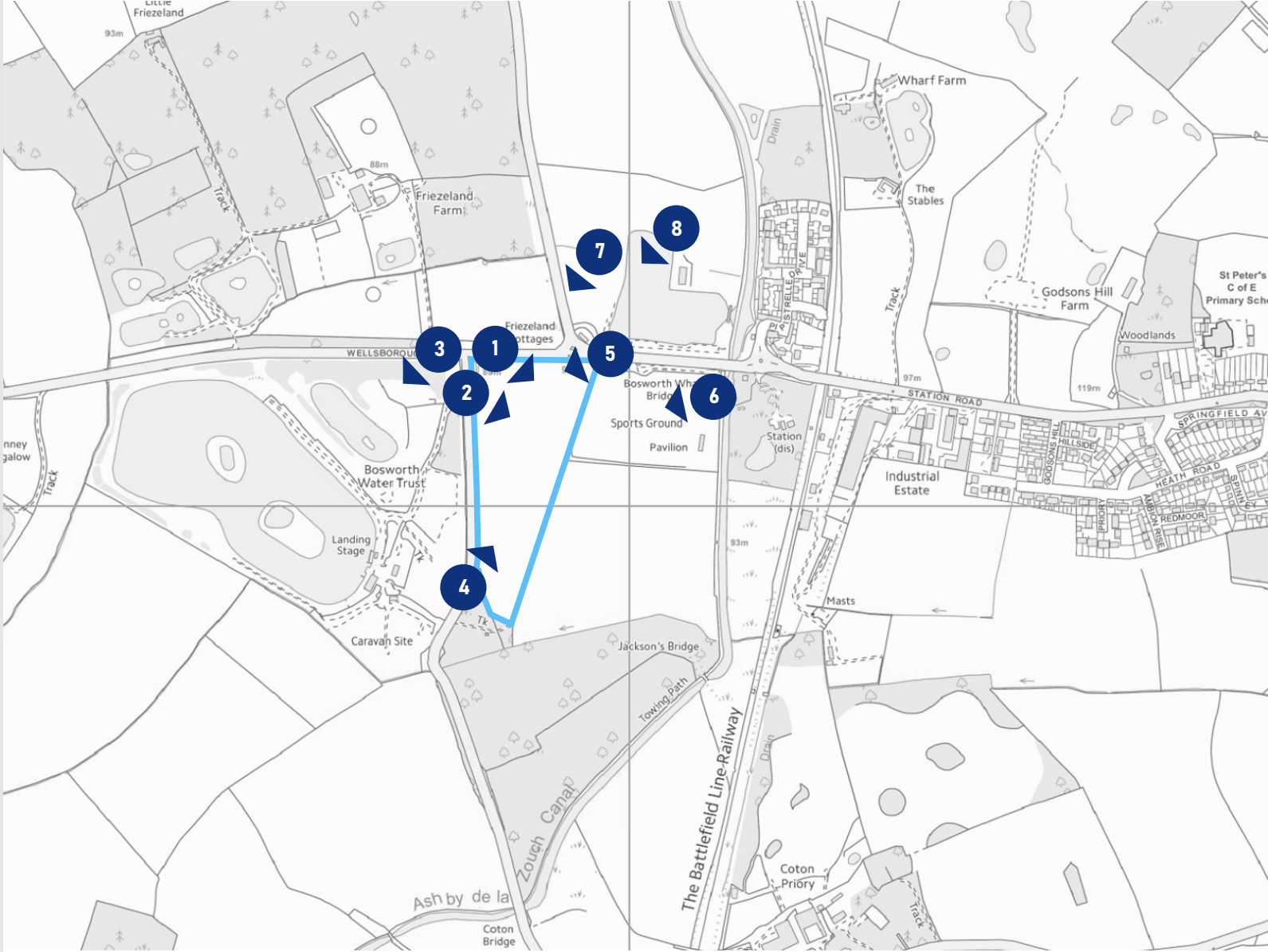
The site is visually well contained, comprising relatively flat land with defined field boundaries that in combination with the wider vegetated setting of the landscape restricts the visual envelope of the site.

Views 1 and 2 are taken from Wellsborough Road and the adjoining lane opposite the access to the Bosworth Lakeside Lodges site. From these locations there are filtered views into and across the site, beyond which there are filtered views of the pavilion at the adjoining sports club.

View 3 looks to the west towards the Bosworth Lakeside Lodges site, illustrating how effectively lodge development can be assimilated within this landscape setting. It is the intension that the scale and form of lodges within the site will replicate the existing lodge development to the west.

View 4 is taken from the lane at the south corner of the site, illustrating how the existing vegetation cover effectively screens views into and across the site even during winter months.

View 5 is taken from Wellsborough Road at the north-east corner fo the site. From this location there is a relatively open view into and across the site from the roadside. The proposal will include robust native structural landscaping measures that over time will mature to soften and filter views fo the spa and lodge development within the site. Given the proposal will be at single-storey scale effective mitigation should be achieved in a short time frame.



View 6 is taken from the Market Bosworth Football Club grounds to the north of the site. From this location there is an open view towards the eastern boundary of the site and filtered views across the field within the site. Again, the proposal will include robust native structural landscape proposal that in combination with the single-storey nature of the proposed development will have a limited effect on the visual setting of the sport ground.

Views 7 and 8 are taken from the Bosworth Marina site and illustrate the scale and nature of leisure and tourism facilities in the locality. From each of these locations the site is relatively well screened, and where views are afforded of the proposed development it will be seen in the context of the established leisure and tourism setting.



View 1



View 2



View 3



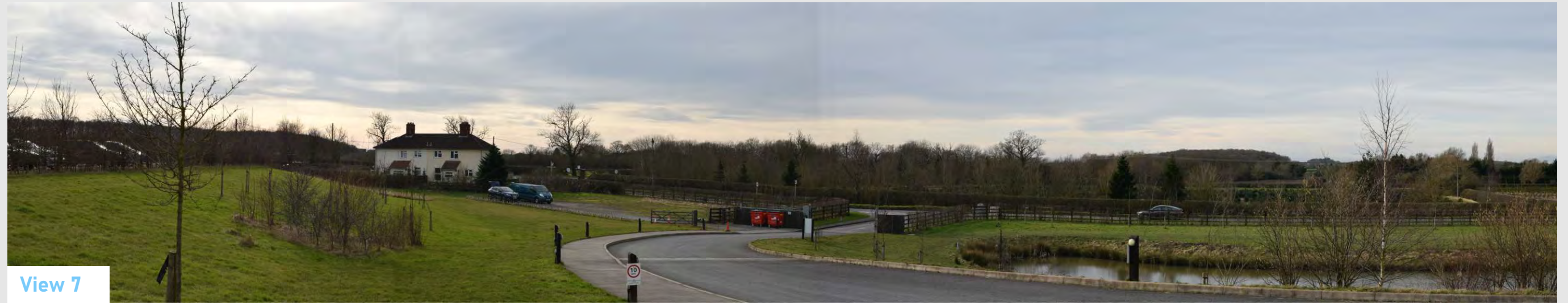
View 4



View 5



View 6



View 7



View 8

Heritage

The site does not contain or adjoin any designated heritage assets. The closest designated asset is the Conservation Area associated with the Ashby de la Zouch Canal approximately 200m to the east. The closest Listed Buildings are the collection of Grade II Listed Buildings at Coton Priory Farmhouse approximately 625m to the south-east.

The Battle of Bosworth registered battlefield is approximately 2.16km to the south of the site.

The Battlefield Railway Line is approximately 370m to the east of the site. This is a steam railway that whilst not designated is of local value and therefore an undesignated heritage asset. The railway is separated from the site by the recent housing development at Sedgemere Road.

A review of historic mapping reveals that the site has been maintained under agricultural use since the early 19th century, with the canal, brickyard and station to the east Friezeland Farm to the north. Much of the change to this landscape has occurred since the late 20th century through the implementation of the golf course and sport pitches, and creation of Bosworth Lakes and Bosworth Marina. There is no reason this proposal will result in any greater change in this landscape as these existing assets, or any change to the setting of local heritage assets.

The majority of local heritage assets of significance relate to the historic core of the settlement and wider setting of parkland to the east of the settlement. The site is remote from these assets and does not feature in any of the protected views and vistas identified in the Market Bosworth Conservation Area Appraisal 2014.

During the course of this application, it is the intention to complete and submit an archaeological field assessment, with trial trenching either completed and submitted with the application, or secure through appropriate planning condition.

Ecology

This application is supported by an Preliminary Ecological Assessment Report that has not identified any significant ecological constraint within the site.

The site mainly comprises a mixture of Christmas Tree production land, and modified grassland of limited ecological value.

The mature tree cover, woodland and mixed scrub at the northern and western boundaries of the site, native hedgerow and tree cover at the northern and eastern boundaries of the site, and small pond at the north-east corner of the site are identified as being of increased ecological value but given their presence in the local landscape are no greater than site value.

No significant constraints has been identified in relation to protected species, and any valuable habitat is most likely to be associated with the site boundary features that can be safeguarded from development. Extended habitat assessment will be completed during the planning application process.

Arboriculture

This application is supported by a Arboricultural Assessment that has identified the tree cover associated with the site broadly comprising Category B (Moderate) and Category C (Low) retention value. The mature tree belt at the western boundary of the site comprises the most significant asset in arboricultural terms, with other individual tree identified with the hedgerows at the boundaries of the site.

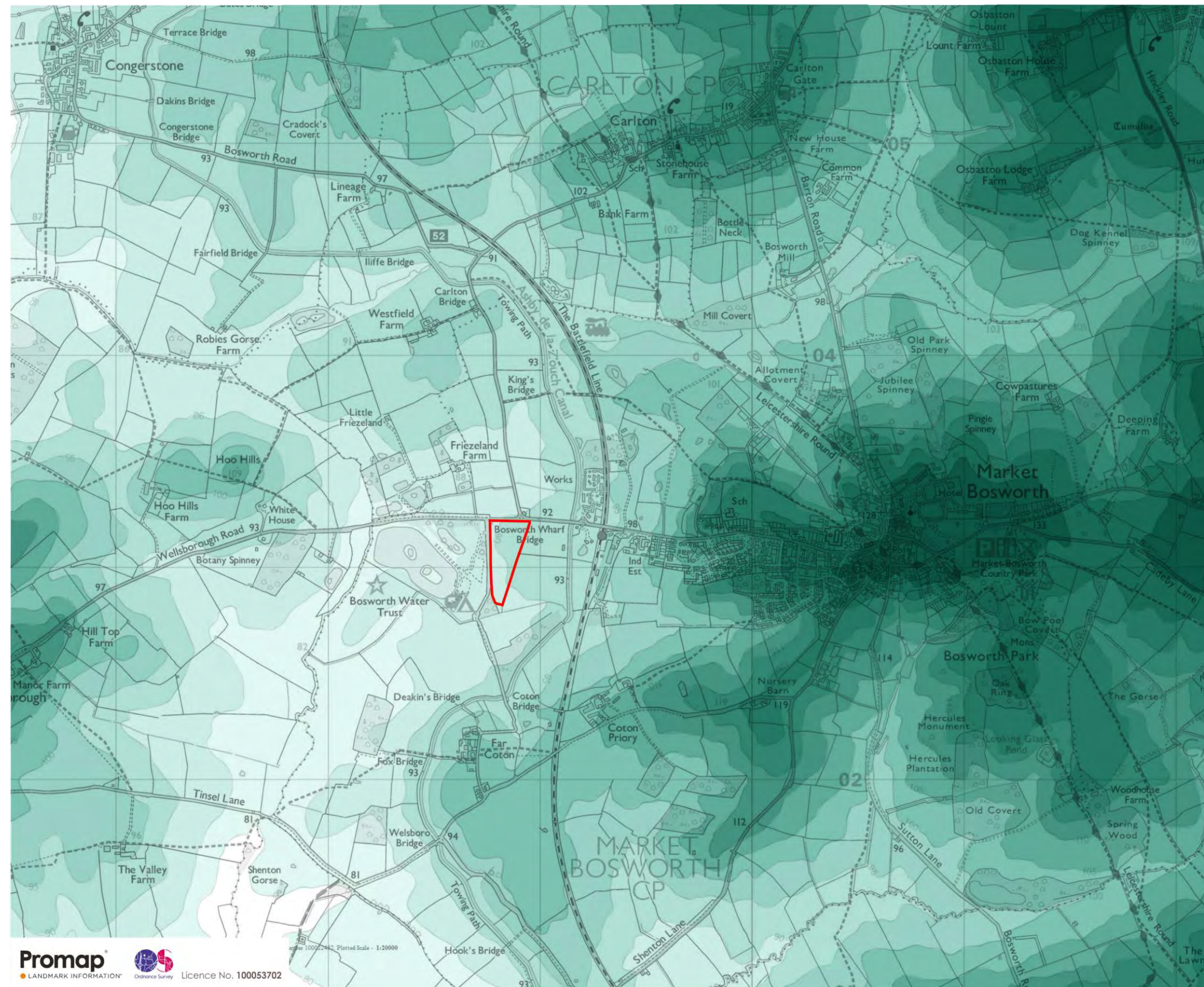
Given the scale and nature of the proposal there is not reason why these assets cannot be protected and reinforced through effective long-term management.

Flood and Water Management

The site lies wholly within Flood Zone 1 and so is not at risk from flooding from fluvial or tidal sources. The closest area of fluvial flood risk is to the south-west associated with an ordinary watercourse.

In Annex 3 of the NPPF, sites used for holiday or short-let caravans and camping are categorised as a 'more vulnerable' development type. In accordance with Table 2 of the PPG, the development is deemed appropriate and there is no requirement for the Sequential and Exception Tests to be conducted.

The Environment Agency surface water flood risk mapping has also been assessed, and this shows that there is no direct surface water flood risk to the site itself. Within the wider area, there are two significant overland routes to the



Key



north and south, respectively. These are attributed to two ordinary watercourses that drain to the Stoke Golding Brook further to the south, and form part of the wider land drainage network, but these do not affect the site.

The supporting flood risk assessment concludes that the site and proposal are not at any direct flood risk.

Surface water management within the site will be secured through the use of swales and attenuations ponds in tandem with rainwater harvesting, rain gardens, and the use of permeable paving. Sewage will be dealt with through a bespoke system for the site that will include the use of a modern package filtration plant in combination with secondary measures such as grey water recycling.

Highways

Highway access is proposed at the north-west corner of the site via the existing agricultural access. This is an open and straight section of highway with unconstrained views to the north and south and surfaced footpath access to both sides of the highway connecting back to Wellsborough Road to the north.

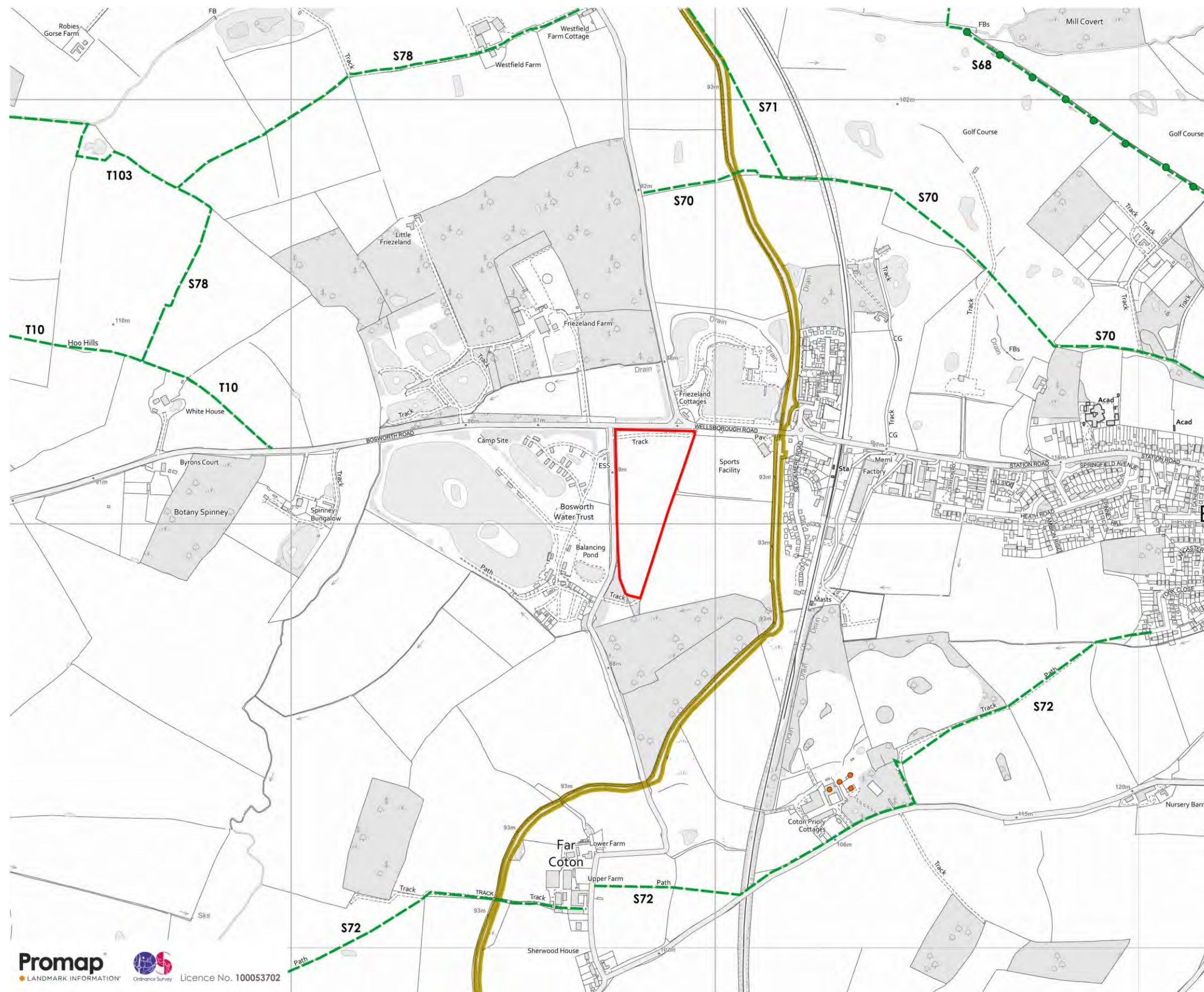
Following the closure of the Bosworth Water Park and development of the Bosworth Lakeside Lodges scheme there has been a significant reduction in daily trips in this location. Whilst the proposed spa and holiday lodges will intensify the use of the junction and local road network, it is unlikely this will come close to the former usage when the water park was operational.

The supporting Transport Assessment has been carried out in consultation with Leicestershire County Council and responds directly to their pre-planning application advice. The assessment has taken forward a worst case scenario assuming a maximum occupancy of 100 guest, concluding that the local highway network would have the capacity to accommodate the proposed development and no off-site junction capacity assessments are required.

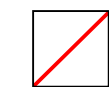
Other Constraints

A high-pressure gas main crosses the southern boundary of the site with exclusion zones on either side. Whilst this is a constraint to site it does not restrict development within the exclusion zones subject to agreement with the relevant authorities and the completion of appropriate risk assessments.

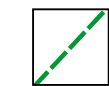




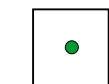
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Site boundary



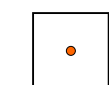
Public footpath



Recreational route - The Leicestershire Round



Conservation Area



Grade II Listed Building