

GRAEME IVES

HERITAGE PLANNING

19th June 2023

Delivered by Email

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Dear Richard

Kirkby Valley Golf Course, Valley Road

Application Reference: 21/00744/FUL: Heritage Statement Addendum

Proposals to bring forward major investment in Kirkby Valley Golf Course are subject to a current full planning application that was validated on 16th September 2021. The application documents included an NPPF compliant Heritage Statement, which should be read in conjunction with this Addendum.

The proposals have now been revised in several respects, including new architectural designs for the proposed golf club house and golf driving range and an amended master plan in respect to parking, access and landscaping to the Valley Road frontage of the site. In broad terms, the objective of the redesigned proposals has been to achieve a greater sense of architectural unity across the proposed buildings. Several aspects of the original proposals have also been omitted, including tennis courts, five-a-side football pitches and a bowling green.

In respect to the historic environment there are no heritage assets within the application site. However, the Heritage Statement identified the relevant heritage assets that may be affected by the proposed development by virtue of changes caused within their setting, reviewed the historic development of the area including the application site and considered the contribution of setting to the significance of the heritage assets. The Ingoe Lane Conservation Area is located immediately adjoining the south-eastern corner of the application site and is the most proximate heritage asset to the proposed development.

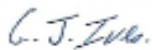
The original proposals included the conversion, extension and refurbishment of the existing golf club house to form a proposed golf academy. The club house and associated car park are located in the south-eastern corner of the existing golf course, between the River Alt and the Ingoe Lane Conservation Area. That aspect of the scheme remains unchanged within the wider revised application. The proposed amendments largely relate to elements of the scheme on the western side of the River Alt and would be well separated from the conservation area.

In this context, the Heritage Statement submitted with the original application is considered to be relevant to the amended proposals. The proposed revisions would not have a differential impact on the contribution of setting to the significance of the Ingoe lane Conservation Area, or wider heritage assets, described in the Heritage Statement.

In respect to decision-making, the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, quoted in the Heritage Statement, still apply. The Local Plan remains unchanged and the relevant policies of the NPPF remain applicable, albeit the paragraph numbers have changed since the Heritage Statement was drafted in March 2021.

The conclusions of the original Heritage Statement are therefore considered relevant to the proposed amended scheme and the application should be treated favourably from a heritage perspective.

Yours sincerely



Graeme Ives

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