

Application address Forest Hill Golf And Country Club Markfield Lane Botcheston Leicester Leicestershire LE9 9FH		Planning ref.	25/00819/OUT
		Our ref.	2025/0819/04/F
Description Outline planning permission for the erection of a 49 bedroom hotel, new access, car parking and facilities. (All matters reserved except access, appearance. layout and scale)		Consultation date	31/10/2025
		Response date	21/11/2025
Planning officer	Alex Jelley	Reviewing officer	Rob Ryan-Matthews
Application type	Outline	Extension requested	☐
Refer to standing advice ☐	Conditions ☐	Further consultation required ☒	Concerns ☐

Consultation checklist

No.	Description	Check
1	Location plan	☒
2	Proposed layout plan	☒
3	Evidence that the site can be drained	☐
4	Topographic and ground investigation details	☐
5	The total impermeable area pre and post development	☐
6	All potential flood risk sources have been identified and assessed	☒
7	Existing and proposed peak discharge rates	☒
8	Consideration of sustainable drainage systems	☒
9	Attenuation volume calculations	☐
10	Consideration of the maintenance and management of all drainage elements	☐

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1.2ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding associated with small areas of surface water flow routes within the proposed development site. The proposals seek to discharge at 2.2l/s via an on-site attenuation pond to the ordinary watercourse bordering the site.

The submitted topographic survey does not appear to extend to the point of the ditch indicated on the drainage strategy plan. As such, the LLFA requires further evidence of this ditch along with indicative level detail.

The existing drainage regime is unclear. The applicant should provide a plan which clearly show existing levels, falls, surface water drainage features and surface water receptors. Proposals must not seek to drain sub-catchments to which they do not currently drain.

The surface water drainage strategy should be updated to include indicative levels details which demonstrate that all parts of the proposals can drain by gravity to the indicated ditch.

Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site (through the use of source control SuDS). Any departure from the standard should be fully substantiated and agreed with the LLFA.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage. In order to provide a substantive response, the following information is required:

- Evidence of the location and level of the proposed surface water receptor on-site and its downstream connectivity to the wider surface water drainage within the catchment.
- A plan showing the existing drainage regime for the site. This should ideally include an extended topographic survey or in lieu of this, a site walkover with photos and LiDAR level details or other mapping to a suitable level of detail.
- An updated surface water drainage strategy plan which includes key level and fall details to the outfall.
- Acknowledgement that the proposals will be designed to the National Standards for SuDS at reserved matters (pending outline approval) which may require additional source control SuDS.

Note: where the topographic survey is used as a background on any submitted plan, please ensure a suitable resolution is used to allow for legibility.

Advice to the Local Planning Authority

1. Standing Advice – National Planning Policy Framework

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

2. Standing Advice – Consent

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted. Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

3. Standing Advice – Maintenance

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.