

Application address Kyngs Golf and Country Club, Station Road, Market Bosworth		Planning ref.	24/01157/HYB
		Our ref.	2024/1157/04/F/R1
Description Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works		Consultation date	11/03/2025
		Response date	01/04/2025
Planning officer	Alex Jelley	Reviewing officer	Jack Harriman
Application type	Hybrid	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 total 11 ha greenfield site. The 10.7 ha outline portion of the proposals is located within Flood Zone 2 and 3 being at high risk of fluvial flooding and a high risk of surface water flooding. The 0.3 ha full portion of the site is at low risk of flooding.

The flood risk assessment (FRA) and drainage strategy document submitted is still not complete with all appendices not able to be viewed. The applicant should submit the whole document and include a drainage strategy document that determines an outfall location and attenuation as a minimum. The portion of the FRA available to view clarifies that surface water drainage will discharge at QBar however no detail to substantiate this is viewable.

Subsequent to the previous LLFA response the applicant has submitted an email response to several consultees regarding the site's location within Flood Zone 3. We note that the proposals are classified as 'More Vulnerable' which is not compatible within fluvial Flood Zone 3. The applicant has disputed the extent of fluvial flood zones and feels the site should be in Flood Zone 1.

Whilst it is advised that the LLFA is not a statutory consultee in relation to fluvial flood risk the LLFA would refrain from accepting proposals until a positive response from the Environment Agency (EA) in which the disputed flood zone extents are reviewed with new third party fluvial modelling and the methodology and results are supported by the EA.

The flood risk assessment proposes that holiday lodges in the outline portion of the site be raised above the modelled flood level and that access and egress is outside the flood zone 3 extents. No evacuation plan is provided, and it is envisaged flooded occupants remain in lodges. The EA consultation response (dated 24th February 2025) explains this is not permissible.

EA support for the proposals will be required prior to any support being given by 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:

- A complete version of the site's flood risk assessment document.
- A drainage strategy for impermeable areas, including consideration of the management and maintenance of any drainage elements, is required.
- Correspondence or a consultation response from the EA, as above, which includes recognition of the applicant's claim about flood zone extents.

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.