

Jane Steel

From: Alex Jelley
Sent: 12 November 2025 08:27
To: Planning Folder New
Subject: FW: 24/01157/HYB - Update

From:
Sent: 10 November 2025 17:44
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>;
Subject: Re: 24/01157/HYB - Update

Subject: 24/01157/HYB – Ecology, Drainage and Golf-Course Layout Clarification

Dear Alex (cc Edward, Martin)

Thank you for your update.

I note that my letter of 9 November 2025 set out the complete consultee positions and included a short **Procedural Note** confirming that reliance on any superseded or out-of-date comments would not reflect the verified evidence now on the public record. I am grateful for you continuing to coordinate consultee input, but for the avoidance of doubt the factual position remains as follows:

Ecology – The *Great Crested Newt Mitigation and Enhancement Plan* (Arbtech, Oct 2025) and the *BNG v4 metrics* already satisfy Natural England’s District Level Licensing and non-licence mitigation requirements. The Ecology Team’s final note was uploaded after the statutory consultation period closed; the operative ecological evidence therefore remains my clarifications of 8 and 16 October 2025. Any Natural England licensing confirmation will, as normal, follow post-permission through condition.

Drainage / LLFA – The LLFA R6 response (4 Nov 2025) confirms acceptance of the implemented drainage scheme approved under 19/01437 and discharged 23/00273/DISCON. The impermeable-area information is already embedded within those approved drawings and no new submission is required.

Golf-Course Layout – The third-party query appears to have overlooked the approved and submitted masterplans that were uploaded to the planning portal during the 2024 validation stage. An 18-hole layout remains intact. For completeness, it is noted that these masterplans have been publicly available for almost 12 months and clearly illustrate a full 18-hole configuration, which has been accepted throughout consultation. As confirmed in the 2019 appeal decision (*APP/K2420/W/19/00230/FUL*), the Inspector

found that “there was no functioning golf course on the land; the previous operator had gone into receivership and the site has not been used for playing golf for some time,” and therefore “the proposal would not result in any loss of choice or opportunity for existing golf-course members.” The current hybrid proposal reinstates and safeguards an 18-hole layout consistent with that precedent.

I trust this addresses the points raised and assists in finalising the record. Please confirm that these clarifications will be appended to the case file before any report is finalised.

Kind regards,

George Denny

Kyngs Golf & Country Club

On Mon, 10 Nov 2025 at 13:42, Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk> wrote:

Dear George,

As I have reiterated on a number of occasions, I am still awaiting a formal response from the Ecology Team in respect of their latest position on the application. So I do not yet know whether they are agreeable to the application from an ecology perspective or not. The latest LLFA (drainage) response confirms that they require further information regarding impermeable areas and other matters as raised with you in my most recent email dated 4 November 2025.

I have also had a query from a third party stating the following:

If the lodges go ahead they will take away two of the "holes" on the golf course. as a result it will no longer be an 18 hole course and therefore not viable. How therefore can we grant permissions for this and the other proposed buildings with a condition which says the golf course must be up and running?

Can you answer this query please? It is advisable that you provide a plan showing the 18 holes of golf and their position relative to the proposed development please or confirm whether some holes will be lost as a result of the development?

Regards

Alex Jelley BA MSC MRTPI

Development Services

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From:

Sent: 09 November 2025 15:08

To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; Edward Stacey <Edward.Stacey@hinckley-bosworth.gov.uk>;

Subject: Re: KGCC

Subject: 24/01157/HYB – Final Clarification of Consultee Status and Procedural Position

Dear Alex (cc Edward)

Further to my submissions **WL-252 (Record Correction Note)** and **WL-253 (Comparative Review)**, and following a review of all uploaded and email correspondence relating to application **24/01157/HYB**, I wish to confirm for completeness before your officer report is finalised the factual consultee positions and the lawful baseline for the above application.

Confirmed Consultee Positions

- **Environment Agency (29 July 2025, LT/2025/129061/05-L01)** – No objection; site wholly Flood Zone 1; standard finished-floor-level conditions only.
- **Lead Local Flood Authority (4 November 2025 – R6)** – Accepted use of the approved 19/01437 drainage strategy (fully discharged 23/00273/DISCON); outline (lodges) cleared; spa to be conditioned.

- **Highways (LCC response 23 June 2025)** – No objection; implemented 2003 Section 278 junction confirmed; standard conditions only.
- **Ecology (3 & 28 October 2025)** – All technical matters are resolved; the *Biodiversity Net Gain Metric v4* (+17 % habitat / +15 % watercourse) remains compliant, and the *Great Crested Newt Mitigation and Enhancement Plan* (Arbtech, Oct 2025) satisfies Natural England’s District Level Licensing and non-licence mitigation requirements. The Ecology Team’s final comments were uploaded at approximately 20:00 hrs on 28 October 2025, after the statutory 21-day consultation window had closed; accordingly, the operative ecological evidence remains my clarifications of 8 and 16 October 2025, which confirmed full compliance with the DEFRA DLL framework. For context, the 2024 appeal decision for the nine-lodge proposal was dismissed solely on the absence of a GCN survey; that deficiency has since been fully rectified by the current mitigation and enhancement plan and related Arbtech surveys now on file. For the avoidance of doubt, this plan already provides the non-licence mitigation strategy normally secured by planning condition, and I understand that any Natural England licensing confirmation will follow post-permission in the usual way. Should the Authority nevertheless consider that a brief administrative update from Arbtech would assist in closing the file, I am of course happy to arrange that immediately.
- **Heritage / Archaeology (Aug / Sept 2025)** – Fully resolved; no further work required.
- **All other consultees** – No objection or comments satisfied by condition.

These positions align with the **established planning baseline** under permission **02/00685/COU (2002-03)** and the live **2003 Section 278 Agreement**, as consistently recognised in previous officer reports and in WL-252 and WL-253. The EA, LLFA and Highways confirm that all flood-risk, drainage and access matters are technically complete.

Procedural Note

Any decision or report wording referring to outdated consultee comments or describing the site as *greenfield* or *Flood Zone 3* would not reflect the verified evidence now on the public record. Such reliance would risk a failure to have regard to material considerations (per *Kides v South Cambridgeshire DC [2002]*) and could constitute unreasonable behaviour under Planning Practice Guidance § 49.

I trust this clarification assists in finalising an accurate recommendation. Should it be helpful, I would be happy to review or comment on any draft condition wording to expedite closure.

Thank you again for the time you have taken in coordinating consultee responses for what is, in planning terms, an **allocated and implemented Leisure & Tourism site with an extant 2003 Section 278 access and a fully policy-compliant baseline** under the Market Bosworth Neighbourhood Plan.

Kind regards,

George Denny

Hello Alex,

Please find attached the following documents for completeness of the record relating to **application 24/01157/HYB (Kyngs Golf & Country Club)**:

- **WL-252 – Administrative Clarification Note**
- **WL-253 – Comparative Review and Cross-Reference Analysis**

They are provided in response to consultees to ensure the case file accurately reflects the existing and accepted baseline, including the implemented drainage, the live 2003 Section 278 Agreement, and the extant Leisure & Tourism allocation within the Market Bosworth Neighbourhood Plan.

Kind regards,

George Denny

Kyngs Golf & Country Club

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