

Application address Kyngs Golf and Country Club, Station Road, Market Bosworth	Planning ref. 24/01157/HYB		
	Our ref. 2024/1157/04/F/R7		
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 18/11/2025		
	Response date 18/11/2025		
Planning officer Alex Jelley	Reviewing officer Danielle Degville		
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 site is an 11ha greenfield site. The 10.7ha outline portion of the proposals is located within Flood Zone 1 being at low risk of fluvial flooding and a low to high risk of surface water flooding. The 0.3 ha full portion of the site is at low risk of flooding.

The LLFA have been consulted on a new email sent to the LPA. It does not contain any of the information previously requested by the LLFA. Previous comments remain, repeated below for consistency:

Following the submission of the Surface Water Addendum in August 2025, the LLFA request no further details on the outline portion of this site are required. The lodges will be raised off the ground and fitted with green roofs. Any further information required can be conditioned to be covered at reserved matters stage.

The email to the LPA dated 8th October 2025 suggests that the EA confirmed infiltration was suitable in their previous response. The LLFA would note that surface water drainage is not the remit of the EA and the LLFA is the statutory consultee in regards to surface water drainage.

It is still unclear which parts of the site are being developed for the full part of this application. It is assumed that there is a new health spa building proposed to the east of the location and the road network and car park as required. However, a site plan showing all proposals and impermeable areas need to be submitted to confirm this. This was first request in June 2025 and is still outstanding.

No information has been submitted for the drainage elements of the proposed health spa and the corresponding car park and new road network. Whilst it is understood the car park and road network forms part of another planning application, it is now part of this development and within the red line boundary, therefore the LLFA needs to understand how this car park and road area will be drained.

Planning application 19/01437/FUL appears to be the planning application covering the other buildings, car park and road network on the site. This planning application has an approved drainage strategy and point of discharge, with several conditions already discharged. The LLFA would be happy for that approved drainage strategy to be used for these new proposals, subject to the strategy being updated to include the new impermeable areas, the correct amount of attenuation being provided and demonstration that levels allow gravity connection. If this is the case the full details of this scheme should be provided for review. The application redline boundary should be amended to include all surface water drainage to the point of outfall in the west. Any changes which impact on the details already approved under 19/01437/FUL may require variation; this should be discussed with the LPA where appropriate.

Given this area is currently greenfield, any new development should be discharging at QBAR greenfield rate. Details on how the applicant intends to drain all hardstanding areas need to be submitted. A detailed surface water drainage strategy including information on impermeable areas pre and post development, existing and proposed peak discharge rates (QBAR greenfield run off rates are required post development, see advice note 4 below), consideration of sustainable drainage systems, attenuation volume calculations including climate change allowance of 40% and location of such attenuation features. Information regarding a viable outfall under developer control or with prior approval from STW is also required. Consideration of maintenance requirements and access for the SuDS proposed on site should also be submitted.

As this forms part of a full application this will set the layout of the site, therefore these drainage details are required upfront and cannot be conditioned.

If the new health spa, car park and new road network are looking to infiltrate then infiltration testing needs to be completed now to prove that it is a viable option, infiltration cannot be conditioned in this case unless a viable gravity outfall which does not impact on layout is detailed.

There are several topological survey drawings for the site however none of them appear to show the entire site. A copy of the topo survey covering the whole site should be submitted for review.

The information regarding the drainage on site has been outstanding for a significant amount of time, the LLFA first requested a drainage strategy for the site in January 2025. If the applicant believes that the information required has already been submitted please provide a response making it clear where in the submitted information it can be found, please include document names, version numbers, dates and page numbers.

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 detailed surface water drainage strategy as detailed above
 - A legible development plan clearly showing which areas of the site are being developed with clear delineation between those areas seek outline and full approval
 - A topographic survey showing the entire site
 - Infiltration testing is required (ideally to BRE365 or similar approved) showing it to be a viable option should this be the primary method of surface water disposal for the full portion of this site. Details and locations of infiltration structures should be submitted along with calculations in line with CIRIA C753 to support any infiltration proposals within the full application portion of the proposals.
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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.