
From: Alex Jelley
Sent: 11 March 2025 09:05
To: Planning Folder New
Subject: FW: Planning Application No:24/01157/HYB - Flood/EA information

Importance: High

Categories: Sonia

Hi Planning,

Please could the email below be added to Enterprise as further information from the applicant in respect of flooding matters, there are also some attachments to follow. Please could the EA, LLFA and Severn Trent Water be re-consulted for 21 days as soon as possible?

Regards

Alex Jelley BA MSC MRTPI
Development Services
Planning Consultant
Hinckley & Bosworth Borough Council

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-----Original Message-----

From: Martin Ladd <martinladd21@gmail.com>
Sent: 10 March 2025 16:53
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: george denny <cadebycourt@gmail.com>
Subject: Planning Application No:24/01157/HYB

10th March 2025 - 4.45pm GMT.

Good afternoon Alex - trust you are keeping well.

Alex, I write in respect of the aforementioned planning application and in conjunction with the current Env.Agency consultation response dated the 24th February 2025.

Whilst we note that the EA states the Application Site for the 126 Golf Lodges as being positioned 'predominantly within flood zone 2 and 3 (and possibility within the functional flood plain) we are aware of the following:

1) The Tourism and Leisure facility was granted a planning consent for a Golf Course in 2003 under Planning Application Ref.No:02/00685/COU.

2) The Golf Course was constructed and formed entirely from imported inert material (circa: +1.5 million tonnes) on a rising hillock reaching up to a plateau in the town centre of Market Bosworth.

- 3) The subject Application Site Area (Golf Fairways) 'in toto' has been formed utilising imported inert material.
- 4) The Market Bosworth Sewage Treatment Works - permitted under Planning Application No:91/01021/4 - is positioned adjacent to the north-western boundary of the subject Application Site - separated by the Carlton Brook - and positioned within Flood Zone 1.
- 5) The existing ground levels of the subject Application Site (126 Golf Lodges) are positioned above the adjacent Market Bosworth Sewage Treatment Works. (Flood Zone 1).

To assist and illustrate the above, please see the attachment - Axis Survey Drawing No's: 3917A,B,C&D - Plan and Long Site Sections .

In the absence of a definitive Flood Level datum, reference has been gleaned from the said STW with a road access level datum of 93.03.

In this instance I respectfully suggest that in granting planning consent for the construction of the Kings Golf and Country Club in 2003, the Council - in consultation with the EA (??) - permitted the raising of the then existing ground levels of the subject Application Site (126 Golf Lodges) with the resultant ground levels now resting higher than those exhibited by the Market Bosworth STW (Flood Zone 1) - effectively now placing the subject Application Site in Flood Zone 1.

I would welcome the opportunity to engage further on this specific matter.

K.Rgrds,
Martin.
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