

Application address Kyngs Golf and Country Club, Station Road, Market Bosworth	Planning ref. 24/01157/HYB		
	Our ref. 2024/1157/04/F/R4		
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 16/07/2025		
	Response date 30/07/2025		
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 FRA has been updated to v4, however none of the LLFA concerns have been addressed. The comments made previously still stand, repeated here for consistency:

The flood risk assessment (FRA) v4 sets finished floor levels of the golf cabins at 300mm above the 100 year flood outline plus climate change allowance. No details have yet been provided on how the outline will be determined or the allowance that will be made for climate change, this information will need to be submitted during further stages of planning.

The v1 FRA suggested the surface water drainage will discharge at QBAR however no detail to substantiate this was available. The latest v4 update of the FRA has removed the mention of QBAR entirely. The development plan within the appendices of the FRA is not legible. It is not fully understood, what parts of the full application area are proposed. No drainage information regarding the full or outline parts of the site has been submitted. Details on how the applicant intends to drain all hardstanding areas need to be submitted, including an impermeable areas plan, outfall location and details regarding attenuation. For parts of the site where the areas will remain permeable (for example where water can still flow below a building, etc.) this needs to be made clear.

Whilst it is advised that the LLFA is not a statutory consultee in relation to fluvial flood risk the LLFA wish to withhold providing a substantive response until we have had a chance to review the comments made by the Environment Agency.

The flood risk assessment proposes that holiday lodges in the outline portion of the site now sit outside of the flood zone and that FFL will be raised above the 1 in 100 year extent plus climate change. However, the access road and walkways may still be at flood risk and vulnerable users would have to remain within buildings without a safe egress. No evacuation plan is provided. The EA consultation response (dated 24th February 2025) explains this is not permissible.

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 drainage strategy for impermeable areas, including consideration of the management and maintenance of any drainage elements, is required
- A legible development plan showing which area of the full site are being developed
- Correspondence or a consultation response from the EA confirming they are now happy with the proposals

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.