

[REDACTED]

From: [REDACTED]
Sent: 30 March 2026 17:32
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>

[REDACTED]

Subject: Re: Response To Application Number 25/00819/OUT at Forest Hill Golf And Country Club Markfield Lane Botcheston Leicester, Leicestershire

Hello Alex

Now file two with the Drainage LLFA attachments

Kindest regards
David

On Monday, 30 March 2026 at 16:48:26 BST, David J Daniels <[REDACTED]> wrote:

|
|

Hello Alex,

Thank you for forwarding the comments.

Apologies for the delay in responding - I was away last week and have only just regained full access to my email. Fortunately, responses were received from the consultants during my absence, as summarised below.

Ecology

Please find attached:

- an updated BNG metric, which now identifies whether the off-site habitat parcels fall within the north or south blue line areas;
- an updated report, which also clarifies whether the off-site habitat is within the north or south blue line areas; and
- an updated baseline habitat map, now showing the condition of the ponds and woodland areas, with the legend clarifying what is off-site and a revised key to improve overall clarity.

I note from the consultation response that a Habitat Monitoring and Management Plan (HMMP) and a Construction Environment Management Plan for Biodiversity (CEMP) are proposed as planning conditions.

Drainage

Thank you also for forwarding the LLFA response to the application. GCA have provided responses to their comments, as set out below.

LLFA Comment: The submitted topographic survey does not appear to extend to the point of the ditch indicated on the drainage strategy plan. As such, the LLFA requires further evidence of this ditch along with indicative level detail.

GCA Response: Please find attached an updated topographical survey evidencing the levels of the ditch and its downstream connectivity. In addition, the ditch is shown within the detailed river network in LCC's SFRA mapping (please see the FRA prepared for the site, which includes the relevant SFRA extract).

LLFA Comment: The existing drainage regime is unclear. The applicant should provide a plan which clearly shows existing levels, falls, surface water drainage features and surface water receptors. Proposals must not seek to drain sub-catchments to which they do not currently drain. This should be clearly evidenced by the applicant.

GCA Response: Please refer to the drainage statement and associated topographical survey of the site, together with evidence of the surface water receptors. The site generally slopes west to east, with the low point being in proximity to the ditch along the eastern boundary. The ditch demonstrates that this is substantially lower than the level of the site at the top of the bank, generally by between 2m and 4.5m. Please see the topographical survey with the noted ditch water level (WL). Photo also included.

LLFA Comment: The surface water drainage strategy should be updated to include indicative level details which demonstrate that all parts of the proposals can drain by gravity to the indicated ditch.

GCA Response: Please refer to the outline drainage strategy for indicative levels of the proposed attenuation, together with the associated levels of the surface water receptor shown in the ditch cross-sections. The ditch level, as evidenced in the submitted sections, is generally much lower than the site in proximity to the attenuation area and approximately 2.5m below the invert level of the proposed pond. Given that this is an outline application, we consider that the information submitted is sufficient to demonstrate the feasibility of the proposed drainage strategy for the site.

LLFA Comment: Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a reassessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site (through the use of source control SuDS). Any departure from the standard should be fully substantiated and agreed with the LLFA.

GCA Response: We understand and acknowledge that the detailed drainage design for the site will need to comply with the updated National Standards for SuDS and will require a reassessment of the relevant drainage parameters and proposals to accord with the most up-to-date regulations and guidance.

Hopefully the above is sufficient to address the current planning requirements in respect of both Ecology and Drainage, and to demonstrate the feasibility of the proposed development.

However, please let me know if anything further is required, or if there are any other consultation responses we should address.

Kind regards,

David

On Wednesday, 25 March 2026 at 09:24:52 GMT, Alex Jelley <alex.jelley@hinckley-bosworth.gov.uk> wrote:

Dear David,

Further to recent communication and the need to provide further ecology and drainage information please could we agree to an extension of time? I suggest until the end of April given we are awaiting submission of details and then will have

to re-consult with LCC Ecology and LLFA (County drainage) for 21 days. Easter is also fast approaching and there are bank holidays to consider too.

Kind Regards,

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

Email: alex.jelley@hinckley-bosworth.gov.uk

Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd, Hinckley,
Leics LE10 0FR

From: [REDACTED]
Sent: 20 March 2026 08:58
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>
Cc: [REDACTED]
Subject: Re: Response To Application Number 25/00819/OUT at Forest Hill Golf And Country Club Markfield Lane Botcheston Leicester, Leicestershire

Morning Alex

Thanks for the prompt follow through.

I've passed this onto the Ecologist for a response, however as it's principally an update / clarification I see no issues arising.

Kindest regards

David

[Sent from the all-new AOL app for iOS](#)

On Friday, March 20, 2026, 8:46 am, Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk> wrote:

Dear David,

Please find attached a response from the Ecology Team. They require further information at this time. I will be checking the system today for any other recent consultation responses too.

Kind Regards,

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

Email: alex.jelley@hinckley-bosworth.gov.uk
Phone: 07900924128

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Rd,
Hinckley, Leics LE10 0FR

From: planning.ecology@planning.leics.gov.uk
<planning.ecology@planning.leics.gov.uk>
Sent: 18 March 2026 12:42
To: Alex Jelley <Alex.Jelley@hinckley-bosworth.gov.uk>; PF -
Planning <planningapplications@hinckley-bosworth.gov.uk>
Subject: Response To Application Number 25/00819/OUT at Forest
Hill Golf And Country Club Markfield Lane Botcheston Leicester,
Leicestershire

Please find attached my representation in response to the above planning
submission.

On behalf of
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RJ

*** PLEASE DO NOT RESPOND DIRECTLY TO THIS EMAIL AS THIS
INBOX IS NOT MONITORED ***

This email and any files sent with it are confidential. If this email
isn't intended for you, please notify the sender immediately and
then permanently delete it. You must not read, print, store,
disclose, copy or take any other action in respect of this email.
We routinely monitor incoming and outgoing email messages to
ensure they comply with Hinckley & Bosworth Borough Council's
policy on the use of electronic communications. The contents of
emails may have to be disclosed to a request under the Data
Protection Act 2018, Freedom of Information Act 2000 and/or the
Environmental Information Regulations 2004. The views
expressed by the author may not necessarily reflect the views or
policies of Hinckley & Bosworth Borough Council. Attachments to
email messages may contain viruses that may damage your

system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR.

Main switchboard: 01455 238141

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views

expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR