
From: Collins, Lucy <Lucy.Collins@naturalengland.org.uk>
Sent: 12 March 2025 15:38
To: Planning Folder New
Attachments: ufm4_ECREC_E_Reconsultation.pdf; 498793 24_01157_HYB Response Letter.pdf
Categories: Jane

FAO Alex Jelley

Hello

I have reviewed the updated PEA (uploaded 20th Feb 2025) provided for the above consultation. No further analysis of potential impacts to Ashby Canal Site of Special Scientific Interest from surface water pollutants from the proposal have been provided following our response dated 24th Jan 2025 (our ref 4987930), attached for reference. As such the advice provided in that letter still stands.

Kind regards

Lucy

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

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>
Sent: 25 February 2025 11:11
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: Planning Application Re-consultation for Natural England ref 24/01157/HYB

Please see attached consultation document for Hinckley & Bosworth Borough Council.

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Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Alex Jelley, Interim Planning Officer
Direct Dial/Ext: 01455 25
Mobile: 07519 747 779
Email: alex.jelley@hinckley-bosworth.gov.uk
Our Ref: 24/01157/HYB (Re-consultation)
Date: 25 February 2025



**Hinckley & Bosworth
Borough Council**

Natural England
Block 7
Government Buildings
Chalfont Drive
Nottingham
NG8 3SN

Dear Sir/Madam

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

LOCATION : Kyns Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire

GRID REF : E : 439645 N : 303401

This letter is to advise you that a Preliminary Ecological Appraisal was received on 20 February 2025 for the above proposal. If you have any comments to make would you please enter them via the Consultee Access website (<https://pa.hinckley-bosworth.gov.uk/online-applications/registered/userAdmin.do>) within 21 days (plus any Public Holidays) of the date of this correspondence.

Yours faithfully

Christopher Brown MRTPI
Head of Planning

Date: 24 January 2025
Our ref: 498793
Your ref: 24/01157/HYB



Alex Jelley
Hickley & Bosworth Borough Council
planning@hinckley-bosworth.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Alex

Planning consultation: Hybrid: Full for golf leisure & health spa. Outline (all matters reserved except for access) for up to 126 golf holiday lodges & associated works.

Location: Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP.

Thank you for your consultation on the above dated 6th January 2025, which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Ashby Canal Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:

- A review of impacts from surface water to the SSSI from construction and operation phases.

Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Ashby Canal SSSI

The Ashby Canal supports communities of aquatic and emergent plants that are representative of eutrophic standing water bodies in the English lowlands. The diversity of aquatic plants and invertebrates makes this one of the most important water bodies of its type in the East Midlands.

The proposed development is within the catchment of and hydrologically linked to the SSSI by way of a watercourse to the north of the development.

Additional Information required

Impacts from surface water to the SSSI from construction and operation phases

The designated features of the SSSI include submerged plant communities, floating plant communities, emergent fringe, invertebrates, and water shrew. These communities rely on the freshwater habitat and any changes to water quality from sediment and other pollutants can be detrimental to the designated communities present.

No information was provided with the application on how surface water would be managed during construction or operational phases of development. Without this information Natural England are not able to assess the hydrological impact pathway from the proposed development to the SSSI.

We suggest any review of surface water management refers to the CIRIA Sustainable Drainage Systems (SuDS) Manual¹ and the Simple Index Approach is referenced in consideration of the designated features of the SSSI.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter, please contact me on 07920 881956.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours sincerely

Lucy Collins
Sustainable Development Higher Officer
East Midlands Area Team

¹ [Update to the SuDS Manual - GOV.UK](#)