

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



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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](#)