

Date: 16 September 2025
Our ref: 24/01157/HYB
Your ref: 520187



Hinckley and Bosworth Borough Council
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BY EMAIL ONLY

Planning consultation: Hybrid/OA for erection of a golf leisure and health spa and 126 golf holiday lodges with 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 21 August 2025 which was received by Natural England on 21 August 2025.

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

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would

- damage or destroy the interest features for which Ashby Canal Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Agreed maintenance plan for green roofing
- Construction Environment Management Plan (CEMP)

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

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

Further advice on mitigation

Natural England welcomes the additional information provided regarding surface water

management following our previous request for further information. We have reviewed the additional information and mitigation and have the following comments.

Green Roofing

Natural England advise that the implementation of green roofing on the holiday lodges is sufficient mitigation to protect the Ashby Canal SSSI from adverse impacts. To ensure the ongoing effectiveness of these green roofs is secured, Natural England advise that a maintenance plan be conditioned prior to development which will protect the efficacy of the filtration system, ensuring an appropriate level of treatment for the lifetime of the development. Natural England recommends that the maintenance is carried out in line with the guidance given in the CIRIA SuDS manual to ensure it is to a high standard¹.

Construction Environment Management Plan (CEMP)

Natural England note that a CEMP has been proposed to prevent impacts to the SSSI during the construction phase; we welcome this and recommend that this is conditioned and wholly addresses pollution impacts from the development.

The CEMP must also include measures to prevent impacts from pollution of watercourses running to the SSSI. The development site lies upstream, of Ashby Canal SSSI, which is sensitive to changes in water quality. Therefore, without appropriate management of surface water during construction, any pollutants from the site during construction (i.e. sediment, fuel/oils, chemicals) may reach the SSSI and cause an adverse impact.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

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

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 07909007886.

Should the proposal change, please consult us again.

Yours faithfully

Hannah Ezard Kay
Higher Officer Sustainable Development
East Midlands Area Team

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