

# Hinckley & Bosworth Borough Council

## Town and Country Planning Act 1990

### Name and Address of Applicant

Mr Toby Riley  
Bosworth Lakeside Lodges  
Land East Of Coton Bridge Road  
Coton Bridge Road  
Market Bosworth  
CV13 6PD

### Name and Address of Agent (if any)

Mr Jonathan Golby  
Golby and Luck Ltd  
Wilson House  
Leicester Road  
Ibstock  
LE67 6HP

### Part I - Particulars of Application

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**Date of Application**

14 January 2025

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**Application No.**

25/00027/OUT

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**Particulars and location of development:**

Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding venue. (All matters reserved except for access)

**Land East of Bosworth Water Park, Wellsborough Road, Market Bosworth, Leicestershire**

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**Part II - Particulars of decision:**

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

**In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants outline planning permission for the carrying out of the development referred to in Part I hereof, in accordance with the application and plans submitted, subject to the following condition(s) :-**

1. An application for approval of reserved matters shall be made within two years of the date of this permission, and the development shall be begun not later than 18 months from the date of approval of the last of the reserved matters to be approved.

**Reason:** To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until details of the appearance, landscaping, layout and scale of the development (hereafter called the reserved matters) have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved reserved matters.

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

**IMPORTANT – PLEASE REFER TO THE NOTES AT THE END OF THIS DOCUMENT**

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan - GL2223-10, received 14 January 2025  
Topographical Survey 1 of 2 - S2260/04, received 14 January 2025  
Topographical Survey 2 of 2 - S2260/05, received 14 January 2025  
Development Proposal Plan - GL2223-02F, received 28 October 2025  
Proposed Site Access Layout - 0101-S1-P04, received 28 October 2025  
Swept Path Analysis of Site Access Layout - 0131-S1-P04, received 28 October 2025

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework (2024).

4. Notwithstanding the provisions of Classes C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any change of use by any subsequent order, the holiday units hereby approved shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation or a principal or primary place of residence.

**Reason:** This is development which is only permitted at this location because it provides holiday accommodation. This needs to be carefully controlled to accord with Policy 23 of the Core Strategy and the National Planning Policy Framework (2024).

5. No person shall occupy any part of the accommodation for a period exceeding four weeks. Furthermore, no person shall occupy the accommodation within a period of two weeks following the end of a previous period of two weeks following the end of a previous period of occupation by that same person. The owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection on demand by an authorised officer of the Council.

**Reason:** The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as a dwelling for holiday purposes in the interests of contributing to tourism and the economy of the area and to ensure compliance with Policy DM4 of the adopted Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework (2024).

6. No development shall commence on site until such a time as a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following details:

- Identification of potentially damaging construction activities
- practical measures and sensitive working practices to avoid or reduce impacts during construction on badger, bats, otter, reptiles, hedgehogs
- timing of works to avoid harm to nesting birds
- responsible persons for overseeing sensitive works
- use of protective fencing where required hedgerows, trees and ditches
- the safe containment or removal of Invasive non-native species (INNS)

**Reason:** To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

7. No development shall commence on site until such time as a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority and shall include:

- details of wheel cleansing facilities, vehicle parking facilities and a timetable for their provision.
- how the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination and how such controls will be monitored.
- procedure for the investigation of complaints.
- The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring

land are minimised; to protect the amenities of nearby residents; to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming hazardous for road users, and to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems and in accordance with policies DM7, DM10 and DM17 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

8. No part of the development shall be occupied until such time as the offsite works shown on the Proposed Site Access Layout - 0101-S1-P04 (received 28 October 2025) have been implemented in full.

**Reason:** To mitigate the impact of the development, in the general interests of highway safety 5 and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

9. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 27 metres to the north and 2.4 x 160 metres to the south have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

**Reason:** To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

10. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 20 metres of the highway boundary, nor shall any be erected within a distance of 21 metres of the highway boundary unless hung to open away from the highway.

**Reason:** To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

11. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

**Reason:** To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users and in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

12. The ecological baseline shall be kept up-to-date by a regular review of the baseline surveys by a professionally qualified ecologist not less than every 18 months from the date of the previous survey - Updated Extended Surveys (prepared by Ramm Sanderson, received 10 June 2025). The survey updates shall be submitted in writing to the Local Planning Authority. Should the updated surveys identify significant changes in the baseline conditions, the relevant ecological survey(s) shall be undertaken by a professionally qualified ecologist and submitted for approval by the Local Planning Authority.

**Reason:** To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

13. No development shall take place (including grounds works or vegetation clearance) until an updated barn owl survey has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out immediately prior of the likely commencement of works on site. It is to include details on mitigation measures for nesting birds if necessary (such as exclusion areas). All works are to proceed strictly in accordance with the approved document.

**Reason:** To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

14. No development shall take place (including ground works or vegetation clearance) until an updated badger survey has been submitted to and approved in writing by the Local Planning Authority. This survey is to be carried out within 3 months of the likely commencement of works on site. It is to include details on mitigation measures for badgers if necessary (such as badger gates). All works are to proceed strictly in accordance with the approved document.

**Reason:** To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

15. No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- description and evaluation of the features to be created/enhanced
- aims and objectives of management
- appropriate management options for achieving aims and objectives
- prescriptions for management actions
- work schedule
- species/seed mixes to be planted/sown
- ongoing monitoring and remedial measures

The approved plan will be implemented in full accordance with the approved details.

**Reason:** To ensure that protected species and areas of ecological value are not harmed by the development and in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

16. The development shall not commence until a 30-year Habitat Monitoring and Management Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving aims and objectives;
- e) Preparation of a works schedule, including annual works schedule;
- f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
- g) Details of the persons responsible for the implementation and monitoring;
- h) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain

**Reason:** To enhance biodiversity and in accordance with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

17. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

**Reason:** To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

18. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

**Reason:** To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

19. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

**Reason:** To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

20. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

21. No demolition/development shall take place/commence until a programme of additional archaeological work as agreed with Leicestershire County Council has been completed. The programme will continue from the submitted investigation work and trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- To demonstrate that the implementation of this written scheme of investigation has been secured, the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

**Reason:** To ensure satisfactory archaeological investigation, recording, dissemination and archiving and in accordance with Policies DM11, DM12 and DM13 of the Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

22. Site preparation and construction shall be limited to the following hours:

- Monday - Friday 07:30 - 18:00
- Saturday 08:00 - 13:00
- No working on Sundays and Bank Holidays

**Reason:** To protect the amenities of nearby residents and in accordance with policy DM10 of the adopted Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

23. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring

land are minimised and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

24. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.

Any remediation works so approved shall be carried out prior to the site first being occupied.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD (2016) and National Planning Policy Framework (2024).

25. Development shall not begin until a scheme for protecting nearby dwellings from noise from the proposed development has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted development first comes into use.

**Reason:** To protect the amenities of nearby residents and in accordance with policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

26. Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). Thereafter, the lighting shall be installed, maintained and operated in accordance with the approved details.

**Reason:** To protect the amenities of nearby residents and in accordance with policies DM7 and DM10 of the adopted Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (2024).

#### NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
2. 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.
3. 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.
4. 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.
5. In relation to conditions 23 and 24 advice from Environmental Health should be sought via <mailto:esadmin@hinckley-bosworth.gov.uk> to ensure that any investigation of land contamination is in accordance with their policy.

C. Brown.

**Christopher Brown MRTPI**  
**Head of Planning**

Date:- 14 January 2026

## NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months (see para 2a below)** of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5<sup>th</sup> September 2003 must be made within **six months** of the date of this notice.
4. If permission to develop land is granted permission subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where planning permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

### **SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS**

1. The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice BS 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, BS 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
2. The buildings to which these requirements apply are :-
  - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
  - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
  - c) Factories as defined by Section 175 of the Factories Act 1961.

### **OPNOTES (02/07/2014)**



Hinckley & Bosworth  
Borough Council

## Start Notice

### **Important Information – Please keep this with your decision notice**

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk) or complete the form on the reverse.

**Hinckley & Bosworth Borough Council**  
**Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR**  
**TEL: 01455 238141 EMAIL: [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)**



**Hinckley & Bosworth  
Borough Council**

**Development Details**

|                                  |                                                                                                                                                                                                 |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning application ref:</b> | 25/00027/OUT                                                                                                                                                                                    |
| <b>Proposal:</b>                 | Outline planning permission for a leisure and recreation development to include a family health and wellbeing spa, holiday lodges and a wedding venue. (All matters reserved except for access) |
| <b>Site Location:</b>            | Land East Of Bosworth Water Park Wellsborough Road Market Bosworth Leicestershire                                                                                                               |

|                                                              |                    |
|--------------------------------------------------------------|--------------------|
| <b>Date when work is intended to start:</b>                  |                    |
| <b>Have all pre-commencement conditions been discharged?</b> |                    |
| <b>Signed:</b>                                               | <b>Print Name:</b> |

**Your contact details (or attach letterhead/business card):**

|                   |  |
|-------------------|--|
| <b>Name:</b>      |  |
| <b>Address:</b>   |  |
|                   |  |
|                   |  |
| <b>Telephone:</b> |  |
| <b>Mobile:</b>    |  |
| <b>Email:</b>     |  |

**Hinckley & Bosworth Borough Council**  
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR  
TEL: 01455 238141 EMAIL: [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)