

Mr Alex Jelley
Hinckley & Bosworth Borough Council
Development Services
Hinckley Hub Rugby Road
HINCKLEY
Leicestershire
LE10 0FR

Our ref: LT/2025/129061/05-L01
Your ref: 24/01157/HYB
Date: 29 July 2025

Dear Mr Jelley

**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
KYNGS GOLF AND COUNTRY CLUB STATION ROAD MARKET BOSWORTH
NUNEATON LEICESTERSHIRE CV13 0NP**

Thank you for consulting the Environment Agency on this application, received on the 14th of July 2025.

Full planning permission for the erection of a golf leisure and health spa
Our previous responses to this element of the development remain valid.

Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of planning condition 1 on any planning permission.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) v4 dated 14 July 2025, Ref: FW2526_FRA_001_ revision (revisions showing as V2 on title page, V3 on header and V4 in revision History table) and the following mitigation measures detailed within the FRA:

- Finished floor levels are set no lower than 300mm above the top of the bank of the watercourse 100-year AEP plus an allowance for climate change modelled flood level (to be determined as part of any Full or Reserved Matters application, see condition 2 below). Sections 4.3.2 and
- The mitigation measures shall be fully implemented prior to commencement of the Holiday lodge red line boundary area and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

to reduce the risk of flooding to the proposed development and future occupants.

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

In addition, following consideration of the current proposed indicative site layout and red line boundary (drawn to avoid the currently shown flood zones extents), we would like to make an observation to inform the preparation of any subsequent Reserved Matters or a Full application for the Holiday lodge element area of the site, and thereby prevent an increase in flood risk.

The flood map for planning shows an unnamed watercourse flows south-westwards on the northern boundary of the site and whilst Flood Zones are associated with this, these were created by our national modelling methods, as such site-specific suitable hydrological and hydraulic modelling analysis of this watercourse is needed to confirm safe developable limits and any other mitigation measures prior to the development of the Full or Reserved Matters application for the holiday lodge site. This could be secured through an appropriately worded planning condition as set out in condition 2 below.

Condition 2

The development hereby permitted shall not be commenced until such time as suitable hydrological and hydraulic modelling analysis of the watercourse to establish the site specific 30 year, 100 year AEP flood event plus an allowance for climate change and 1000 AEP flood levels, to confirm the safe developable limits are within the submitted RLB plan Ref: 3917, and any other mitigation measures including safe finished floor levels has been submitted to, and approved in writing by, the local planning authority.

The mitigation scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding of holiday lodges on site by ensuring safe developable limits and any other mitigation measures are applied to the proposed site layout.

Additional information

The above FRA has assumed the site Full and Outline areas both lie within FZ1, however this is not based on any site specific assessment for the Holiday lodge area, as such the site cannot yet be deemed safe for the lifetime of the development. We requested site specific modelling of the on site watercourse to be undertaken to confirm the flood risks, and this is yet to be undertaken.

As such, and as detailed above without confirmation of flood levels, and with so many guests potentially being put at risk, we are now requesting this be undertaken prior to any Full or RM applications are submitted for the holiday lodge element of this development. We see this as a pragmatic approach considering the applicant has not addressed points 1 and 2 of our previous response dated 20 June 2025, will confirm if point 3 remains valid, and it will facilitate the floor level mitigation detailed in the FRA (Condition 1 above).

Yours sincerely

Ms Huda Al Tahhan
Planning Advisor

Direct e-mail planning.trentside@environment-agency.gov.uk