

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

Our ref: LT/2025/129061/01-L01
Your ref: 24/01157/HYB
Date: 24 February 2025

Dear Sir/Madam

**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 the above application.

Environment Agency Position:

Whilst the area for the proposed 126 golf holiday lodges lies predominantly within flood zones 2 and 3 (and possibly the functional flood plain), the site is over 3.5km upstream of the head of Main River/the area that PSO would provide any bespoke comment on fluvial flood risk. However, we have the following comments: -

1. The submission should be accompanied by a site layout which sets the site out sequentially, and a site specific FRA which advises that 'More Vulnerable' development (the holiday lets) are located within the areas of least flood risk (flood zone1).
2. The EA considers development on stilts an unacceptable method of flood plain compensation. This is because it is not compensation, but rather risk mitigation by design, and should not be permitted where development in flood zone 3 would otherwise not be allowed.
3. Flood warning and evacuations plans are a matter for the LPA, to review.
4. A minimum LLFA required Xm easement/buffer strip distance should be provided between any above ground-built development and the top of the bank of the ordinary watercourse*.

Jurisdiction over works on this Ordinary Watercourse and any associated fluvial flood risk to or from the development are a matter for the LLFA (Leicestershire CC flood risk team). We therefore recommend the LPA consult this risk management Authority for bespoke comments on the above proposed development, specifically in respect of the 126 holiday lodges, located in Flood Zone 3, an area of high fluvial flood risk. For more information see [Flooding and drainage | Leicestershire County Council](#)

Please Note:

- The LLFA Xm easement/buffer strip distance starts from the top of the bank of the river, however this is not the blue line (normal water's edge) as shown on the OS mapping, but the topographic change in bank slope which clearly defines the river channel from the surrounding land.

Yours faithfully

Ms Huda Al Tahhan

Planning Advisor

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