

LO01V1_SD_HinckleyBosworthBoroughCouncil_061224

6th December 2024

SENT BY EMAIL

FAO: Chris Brown
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 OFR

Dear Chris

Proposed Development on Land at Harrow and Wapping Farm, Hinckley

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) – Regulation 15 Request for a Scoping Opinion

I write on behalf of Wilson Bowden Developments to request a Scoping Opinion in relation to an employment development on land at Harrow and Wapping Farm, Hinckley, under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

In accordance with these regulations please find the following information in the enclosed Scoping Report document, as stipulated in Regulation 15, paragraph 2a:

- "A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development, including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment;
- Such other information or representations as the person making the request may wish to provide or make.

As discussed further in the enclosed document, the Application Site is situated within the administrative area of Hinckley and Bosworth Borough Council (HBBC), with a small area within Nuneaton and Bedworth Borough Council (NBBC) and lies to the west of Hinckley town centre. Accordingly, this scoping request has been issued to both yourself and NBBC. The Site is c. 48ha in size and is currently used as arable fields for agricultural use.

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It is the intention of the Applicants to submit a hybrid application for an employment development comprising up to 1,605,000 sq.ft of floorspace (gross internal area (GIA)) within Use Classes B2 (General Industry), B8 (Storage and Distribution) and E(g) (offices, research development and light industrial processes). Information on the Site and the proposal is provided in the enclosed Scoping Report.

It is proposed that an Environmental Statement (ES) will be prepared to accompany this planning application, within which the following disciplines are anticipated to be assessed within discrete chapters:

- Socio Economics and Health
- Landscape and Visual Amenity
- Ecology and Biodiversity
- Cultural Heritage and Archaeology
- Water Resources and Flood Risk/Drainage
- Transport and Access
- Air Quality
- Noise and Vibration
- Soils and Agricultural Land (dependent on ongoing soil surveys)

This Scoping Request and enclosed Scoping Report seeks to agree the content of the ES.

Further information regarding the above disciplines can be found in the enclosed Scoping Report which sets out the pertinent issues considered appropriate for assessment in the EIA process, in addition to the specific technical work anticipated for each environmental discipline. The proposed structure of the ES is also set out. Following work already undertaken, it is considered that a number of environmental matters are unlikely to be significantly affected, and therefore are proposed to be scoped out of the ES. These are discussed and justified in the Scoping Report.

We look forward to receiving the Council's Scoping Opinion within the five week timeframe as specified by the Regulations.

I trust this letter and enclosures provide you sufficient information to form your Scoping Opinion, however, should you have any queries or require any further information please do not hesitate to contact me. I look forward to hearing from you.

Yours Faithfully,



Sarah Dauncey

Senior Director – Environment

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Enc. EIA Scoping Report
Appendices A-E