

**Please Ask For:** Alex Jolley  
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**Your Ref:**  
**Our Ref:** 24/00914/OUT  
**Date:** 7 October 2024



**Hinckley & Bosworth  
Borough Council**

Lagan Homes England  
C/o Sarah MacPherson  
Marrons  
Waterfront House  
Waterfront Plaza  
Station Street  
Nottingham  
NG2 3DQ  
United Kingdom

Dear Sir/Madam

**Request for Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

**Proposal:** Outline planning application (with all four matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.

**Location:- Burroughs Road Recreation Ground, Burroughs Road, Ratby, Leicester**

The proposed development falls within the description contained in paragraph 10(b) of Schedule 2 of the 2017 Regulations, Infrastructure projects: urban development projects. The applicable thresholds and criteria state:- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or the development includes more than 150 dwellings; or the overall area of the development exceeds 5 hectares. Therefore, the development proposed is Schedule 2 development within the meaning of the 2017 Regulations.

The Local Planning Authority is of the view, having taken into account the criteria set out in Schedule 3 of the 2017 Regulations, that the proposed development would not be likely to have significant effects on the environment by virtue such as its nature, size or location. As such, based on the information provided, and after consideration of the criteria set out in Schedule 3 of the 2017 Regulations, it is not considered that an Environmental Impact Assessment is required for the development proposed.

If you have any queries on the above information please do not hesitate to contact me.

Yours faithfully

*C. Brown*

Christopher Brown MRTPI  
**Head of Planning**