



Hinckley & Bosworth
Borough Council

EIA ANALYSIS AND SCREENING PROFORMA

ANALYSIS

1	Case Details
A	Applicant Case Reference
	NA
B	LPA Case Reference
	25/00392/EAS
C	SoS Case Reference
	NA
D	Site Address
	Land South Of Jacqueline Road Field Head Leicestershire
E	Brief description of development
	EIA Screening Request - Erection of up to 135 dwellings
F	Approval of reserved matters?
	No
	Approval of conditions?
	No
	If Yes, enter the description of development subject of the related planning permission
	NA
G	Area of development/works/new floorspace (as appropriate)
	5.46 Hectares
2	EIA Details
A	Schedule 1
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?
	No
(ii)	If Yes, under which description of development ie Nos 1-21?

B	Schedule 2	
(i)	Is the proposed development Schedule 2 development as described in Column 1 of the Schedule 2 of the EIA Regulations?	
	Yes	
(ii)	If Yes, under which description of development in Column 1 ie Nos 1-13?	
	10) Infrastructure projects b) Urban Development Projects iii) the overall area of the development exceeds 5 hectares.	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	No	
(iv)	If Yes, which area?	
	NA	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	
(vi)	If Yes, which applicable threshold/criteria?	
	The overall area of the development exceeds 5 hectares	
3	LPA/SOS Screening	

All applications inc reserved matters/conditions

(i)	Has the LPA issued a Screening Opinion (SO)?	
	No	
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	No	
(iii)	If Yes, is a copy of the SO/SD on the file?	
	NA	
(iv)	If Yes, is the SO/SD positive?	
	NA	

Reserved matters/conditions applications only

(i)	Was original PP subject to EIA screening?	
	NA	
(ii)	Was a SO/SD issued for the original PP?	
	NA	
(iii)	If Yes, is a copy of the So/SD for the original PP on file?	
	NA	

4	Environmental Statement (ES)	
	Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?	
	No	
Name:	Laura Ashton	
Date:	16 th May 2025	

SCREENING

A. CHECKLIST

Questions to be considered	Likely/Unlikely – briefly Describe	Is this likely to result in a Significant effect? Yes/No – why?
1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Likely – Land use change from agricultural site to residential land use with associated infrastructure. The site is not best and most versatile land with the land classified as Grade 3. Footpaths cross the land	No – the scale of the change in land use is not considered to be a significant effect.
2 Will construction or operation of the project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Likely - Uses land to provide the dwellings and will use natural resources in their construction.	No - It is anticipated that the development of 135 dwellings would use natural resources such as land, water, materials, and energy within its construction but that this is typical of any such development on a green field site. It is locally significant but not of wider significance.
3 Will the project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Unlikely	No
4 Will the project produce solid wastes during construction or operation or decommissioning?	Unlikely – construction waste would be minimal and not considered harmful.	No - The type and level of waste is not considered to be of any significance.
5 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Unlikely	No
6 Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Likely- During the construction phase there would be some potential for minor pollution or nuisance consistent with construction works, i.e. lighting of external works, dust/noise from vehicles/construction processes.	No- This would be temporary and minor in scale.
7 Will the project lead to risks of contamination of land or water	Unlikely – see over	No - There should be no reason why a typical housing

	from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?		development would result in risks of contamination. Contamination risks associated with the agricultural land use would be minor in scale and can be controlled through appropriate mitigation measures
8	Are there any areas on or around the location which are already subject to pollution or environmental damage eg where existing legal environmental standards are exceeded, which could be affected by the project?	None known	No

9	Will there be any risk of accidents during construction or operation of the project which could affect human health or the environment?	Unlikely	No - good practice and guidance on construction will alleviate the impacts reducing the effect. Health and safety procedures will be in place.
10	Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	Likely- Change from agriculture to residential however would not cause any significant changes to the population.	No - change is minor in scale relative to the adjacent settlement and will be consistent with the characteristics of the site's surroundings
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Likely – Markfield Conservation Area which contains a number of Listed Buildings A portion of the Site (c. 1.13ha) falls within the SSSI Impact Risk Zone for Groby Pool and Woods SSSI, citing a potential risk for residential developments of 100 units or more. Given the proximity of this designation from the Site, there is potential for a small increase in visitor numbers as a result of the proposed development. The western and southern boundaries of the Site are designated as Markfield, Groby, Ratby and Green Lane Hedgerow Potential LWS and comprise intact, native hedgerow features	No – Due to distance and nature of the development it is unlikely to have significant detrimental impacts upon the Conservation Area or Listed Buildings. Due to the distance from the SSSI and opportunities for mitigation, the development is unlikely to have any significant impact. Mitigation and enhancement opportunities in connection with the LWS will ensure there is no significant impact
12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology eg wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Likely – See above with reference to the SSSI and LWS	No – see above
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora eg for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Likely - The site is 1 km from the Broby Pool and Woods SSSI. Mature hedgerows and trees on site but of unknown ecological importance or sensitivity	No - Due to the distance from the SSSI, the form of development and opportunities for mitigation and enhancements, the development is unlikely to have any significant impact. Mitigation measures can be implemented if hedgerows and

			trees are of ecological importance
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No nationally designated landscape features	No – mitigation can be put in place with landscaping
16	Is the project in a location where it is likely to be highly visible to many people?	Views into the site exist from PROW and surrounding road networks, this is not considered to be by significant numbers.	No – mitigation measures can be implemented such as secure planting and screening informed by a Landscape and Visual Impact Assessment
17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Likely- Footpath running parallel to the site's southern boundary	No- The footpath is located outside of the site and so there will be no reason for any diversion. Any visual impacts could be mitigated plus the impacts would not be significant in scale.
18	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Likely – there is potential for congestion on transport routes within the site's vicinity	No – any impact is likely to be small scale and there is potential for mitigation should there be a cumulative impact with other developments.

19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Markfield Conservation Area which contains a number of Listed Buildings	No – see above
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Likely- currently greenfield agricultural land	No, not identified as significant for EIA purposes
21	Are there existing land uses on or around the location eg homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Likely- There are residential properties in close proximity to the site.	No – given the scale of the development and the potential for mitigation this is not identified as significant for EIA purposes
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Likely – the adjacent settlement is densely populated	No - – given the scale of the development and the potential for mitigation this is not identified as significant for EIA purposes
23	Are there any areas on, or around, the location which are occupied by sensitive land uses eg hospitals, schools, places of worship, community facilities, which could be affected by the project?	No	NA
24	Are there any areas on or around the location which contain important, high quality or scarce resources eg groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely - agricultural land but not considered BMV	No
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions eg temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely	No
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely	No
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	Unlikely	No

B. CONCLUSIONS

(i)	Schedule and category of development	
	Schedule 2 Category 10 b iii	
(ii)	Summary of features of project and of its location	
	A	Characteristics of development
		Residential development comprising 135 homes
	B	Location of development
		Land South Of Jacqueline Road Field Head Leicestershire
	C	Characteristics of the potential impact
		Development of greenfield site. No sensitive areas within the locality which would be significantly affected by this development. The potential impacts identified above could be mitigated resulting in no significant effects identified for EIA purposes
(iii)	If a SO/SD has been provided do you agree with it?	
	NA	No SO/SD provided
(iv)	Is it necessary to issue a SO/SD?	
	Yes	Screening Opinion
(v)	Is an ES required?	
	No	

C. SCREENING DECISION (Indicate below which assessment applies)

Assessment	Action (produce model letter 'x')		Response due from	Date response due
	ES required	Issue positive or negative SO/SD	☐	
Sch 2 development – threshold exceeded/criterion met/sensitive area and likely to have significant effects on the environment	ES required	Issue positive or negative SO/SD	☐	
Sch 2 development – not likely to have significant effects on the environment	ES required	Issue positive or negative SO/SD	☒	
Sch 2 development but effects not clear at this stage – file to be reviewed at a later stage	N/K	Review when appropriate – new inform/case progresses	☐	
Sch 2 but not EIA development – negative screening opinion – SoS agrees	ES not required	No action required	☐	
Sch 2 but not EIA development – positive screening opinion – SoS disagrees	ES not required	Issue negative SO/SD	☐	

Name:	Laura Ashton
Date:	16th May 2025

