

Environmental Impact Assessment Scoping Report.

Land at Harrow and Wapping Farm, Hinckley.

On behalf of Wilson Bowden Developments.

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1. Introduction

1.1. Overview

- 1.1.1. This Environmental Impact Assessment (EIA) Scoping Report has been prepared by Pegasus Group¹ on behalf of Wilson Bowden Developments (the 'Applicant') in respect of land at Harrow and Wapping Farm, Hinckley (the 'Site'). This EIA Scoping Report seeks to agree the content of the forthcoming Environmental Statement (ES) to support 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). It is considered likely that full details will be sought for a first phase of the proposals, which is likely to comprise 2 units of approximately 153,570 sq.ft and 420,870 sq.ft of floorspace respectively, with the remainder of the proposals covered by the outline component of the planning application (the 'Proposed Development').
- 1.1.2. A Site Location Plan is included at **Appendix A** of this report. The majority of the Site is situated within the administrative areas of Hinckley and Bosworth Borough Council (HBBC) with a small area of land falling within Nuneaton and Bedworth Borough Council (NBBC). Accordingly, this EIA Scoping Request is submitted to both councils.
- 1.1.3. The Scoping Report has been prepared to accompany a formal EIA Scoping Request to both HBBC and NBBC under Regulation 15 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amended² ('the EIA Regulations'). In accordance with the EIA Regulations, a person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the ES (a 'Scoping Opinion').
- 1.1.4. Regulation 15(2) of the EIA Regulations states that a Scoping Report must include:
- "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; and*
- Such other information or representations as the person making the request may wish to provide or make."*
- 1.1.5. The purpose of this EIA Scoping Report is to provide sufficient information on the Proposed Development and its potentially significant environmental effects to allow HBBC and NBBC to adopt an informed Scoping Opinion. EIA Scoping is a statutory process through which the content and detailed methodology of the EIA process is agreed, formally with the local planning authority and statutory consultees. It is best practice and ensures that any future and/or subsequent planning application is accompanied by a suitably proportionate and focused ES that takes all significant environmental issues into account.

¹ Institute of Environmental Management and Assessment (IEMA) qualified assessors.

² SI 2017/571 as amended by SI 2018/695

- 1.1.6. The Applicant has appointed a team of specialist consultants to consider planning and environmental matters in relation to the forthcoming ES and to provide input into the production of this Scoping Report, as listed below.

Table 1.1 Consultant Team

Topic	Consultant
Planning	Stantec
Environmental Impact Assessment	Pegasus Group
Socio Economics	Stantec
Landscape and Visual	Nicholsons
Ecology	Nicholsons
Heritage and Archaeology	ULAS
Transport and Access	Stantec
Air Quality	Stantec
Noise and Vibration	Spectrum Acoustic Consultants Ltd
Flood Risk and Drainage	BSP Consulting
Soils / ALC	Nicholsons
Ground Conditions	Geo Dyne

- 1.1.7. The Scoping Report has been produced on behalf of the Applicant by Pegasus Group. Pegasus Group is registered to the EIA Quality Mark, a scheme operated by the Institute of Environmental Management and Assessment (IEMA) which allows consultancies that lead the co-ordination of statutory EIAs in the UK to make a commitment to excellence in their EIA activities and have this commitment independently reviewed.

1.2. Requirements of the Environmental Impact Assessment Process

- 1.2.1. The EIA process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria, in addition to the engineering and technical considerations. The EIA process defines the context of the Proposed Development and its construction, and examines the issues considered pertinent.
- 1.2.2. The purpose of the EIA is to establish the nature of the Site and its surroundings (i.e., the baseline) and the nature of the Proposed Development and compare the baseline with the scenario once the proposals are in place, so to identify the likely significant effects that may arise as a result.

This requires consideration of effects during construction, including any enabling works, and effects once operational. The document produced as a result of the EIA process is known as the Environmental Statement (ES).

- 1.2.3. The EIA Regulations require that any Proposed Development falling within the description of a 'Schedule 2 Development' within the meaning of the EIA Regulations, may be subject to an EIA where such development is considered likely to have 'significant' effects on the environment by virtue of factors such as its nature, size or location (Regulation 2 (b)).
- 1.2.4. The Proposed Development falls under Schedule 2, Category 10 (a) of the EIA Regulations as an 'Infrastructure Project'; specifically, an 'Industrial estate development'.
- 1.2.5. The applicable thresholds from Schedule 2, Category 10 (a) of the EIA Regulations above which EIA may be required are as follows:
 - i) *the area of the development exceeds 5 hectares³*
- 1.2.6. Further indicative criteria and thresholds to assist whether EIA is likely to be required are set out within the National Planning Policy Guidance (EIA section)⁴. With respect to Category 10 (a) developments, the further indicative criterion is:
 - *Site area of the new development is more than 20 hectares.*
- 1.2.7. Whilst a formal EIA screening opinion was not sought from HBBC and NBBC, in the context of the above, due to the size and nature of the Proposed Development, it is considered likely to have the potential for significant effects on the environment and is considered to be 'EIA Development'. Therefore, it is the intent of the Applicant to prepare and submit an ES in support of the forthcoming planning application, the content or 'scope' of which is set out and discussed throughout this document for HBBC's and NBBC's comment.

1.3. Purpose of the Scoping Report

- 1.3.1. This Scoping Report has been prepared to accompany a formal EIA Scoping Request under Regulation 15 of the EIA Regulations. The purpose of the Scoping Request is to seek a formal view from HBBC and NBBC (and other consultees where relevant) on the information to be contained within the ES which will accompany the forthcoming planning application on the Site.
- 1.3.2. In accordance with Regulation 15, paragraph 2, this Scoping Report contains:
 - *"A plan sufficient to identify the land;*
 - *A brief description of the nature and purpose of the development on the environment;*
 - *An explanation of the likely significant effects of the development on the environment;*
and

³ This was previously 0.5ha in the 2017 regulations but has increased to 5ha as per the 2018 amendment:

<https://www.legislation.gov.uk/ukxi/2017/571/schedule/2/2017-05-16>

⁴ MHCLG, 2020, PPG Environmental Impact Assessment (published March 2014 and updated 13 May 2020).

- *Such other information or representations as the person making the request may wish to provide or make.”*

1.3.3. Specifically, this Scoping Report seeks to identify those potential likely significant environmental effects which could occur as a result of the Proposed Development and are subsequently proposed to be assessed in the EIA process and reported within the ES. Discussion and reasoned justification will also be provided within this report on topics which are proposed to be ‘scoped out’ of the EIA process.

1.3.4. This Scoping Report is submitted to HBBC and NBBC as part of the formal request for a Scoping Opinion and we welcome comment on the proposed scope and content of the ES from both Councils and other consultees that they wish to nominate, in accordance with Regulation 15 of the EIA Regulations. It is anticipated such consultees may include the following:

- Hinckley and Bosworth Borough Council;
- Nuneaton and Bedworth Borough Council;
- Other nearby Local Planning Authorities;
- Other Consultees such as:
 - The Environment Agency;
 - National Highways;
 - Natural England; and
 - Historic England.
- Relevant Parish Councils.

1.3.5. It is requested that the Applicant are informed of those consultees who are notified of this EIA Scoping Opinion Request.

1.4. **Finch v Surrey County Council Supreme Court Ruling, June 2024⁵**

1.4.1. On the 20th of June 2024, the Supreme Court issued their ruling on the Finch v Surrey County Council case which considered a planning approval for the retention and expansion of an existing onshore oil well site and to drill four new wells, enabling the extraction of oil over a 20-year period. The issue under consideration was in relation to whether it was unlawful for the EIA not to include an assessment of the indirect impacts of downstream greenhouse gas emissions resulting from the eventual use of the refined products of the extracted oil. The Supreme Court ruled that, in this instance, the EIA should have assessed this ‘effect’ given there was an “inevitable causal link”; in essence it was not merely likely, but inevitable that the oil produced at the site would be refined, combusted, and result in GHG emissions and there were no realistic circumstances in which extraction of the oil will not lead to its use as fuel. As this effect had not been considered within the ES, the planning consent was overturned.

⁵ R (on the application of Finch on behalf of the Weald Action Group) (Appellant) v Surrey County Council and others (Respondents) Case ID: 2022/0064

- 1.4.2. The decision also provides relevant consideration of the terminology of Schedule 4 (5) of the EIA Regulations which requires the assessment of 'likely' 'significant' 'effects'. In relation to 'likely', the ruling goes on to state in Paragraphs 74 and 77 that *"to determine that a potential effect is 'likely' requires evidence on which to base such a determination. If evidence is lacking so that a possible future occurrence is a matter of speculation or conjecture, then a rational person would not feel able to judge that it is 'likely'..... and..... 'conjecture and speculation have no place in the EIA process'". The judgement also makes reference to the requirement for a meaningful assessment, at Paragraph 167, which states "only effects which evidence shows are likely to occur and which are capable of meaningful assessment must be assessed"*
- 1.4.3. With reference to the Proposed Development, consideration in relation to relevant indirect effects is discussed within each technical section of this report in the context of the above key matters, particularly whether there is: an effect which demonstrates an inevitable causal link; whether this effect is 'likely' and 'significant'; and whether a meaningful assessment of the effect can be undertaken using an established methodology. Given the nature of the scheme, it is not considered relevant for indirect effect to consider the potential for such matters of offsite business, which may be supported by an increase in local workforce, or a further development of additional services (which are not part of the subject Proposed Development) due to prosperity that the Proposed Development may bring – such matters would be based on conjecture and speculation and not justified through "an inevitable causal link". Such indirect effects should therefore be "scoped out" of the EIA for the Proposed Development.

1.5. Structure of the EIA Scoping Report

- 1.5.1. The remainder of this EIA Scoping Report is divided into the following Sections:
- Chapter 2: The Site and Project Overview
 - An overview of the Site and the Proposed Development.
 - Chapter 3: Legislative Requirements and the EIA Process
 - A summary of the relevant EIA legislation and EIA process which will be undertaken.
 - Chapter 4: Topic to be 'Scoped In' and Proposed Layout of the ES
 - Topic to be included in the ES and the proposed layout of the ES.
 - Chapters 5 – 12: Technical Chapters
 - Individual discussions on the topics to be assessed within the ES, including information regarding specific methodology.
 - Chapter 13: Topics proposed to be Scoped Out of the ES
 - Each environmental topic not proposed to be considered in the ES is discussed in turn.
 - Chapter 14: Structure of the ES
 - The structure and format of the ES document is outlined.
 - Chapter 15: Environmental Statement Scoping Summary

2. The Site and Proposed Development

2.1. Site Location

- 2.1.1. The majority of the Site is located within the administrative area of Hinckley and Bosworth Borough Council, with a small area within Nuneaton and Bedworth Borough Council, with the Site location being c. 2.6km west of Hinckley town centre and 3.4km to Nuneaton town centre.
- 2.1.2. The Site extends to approximately 48 hectares (ha) and comprises 6 irregular shaped agricultural fields currently in arable use, with a block of mixed woodland located within the western section of the Site and a small brick agricultural building. The field boundaries are marked by hedgerows and individual trees. An unnamed drainage ditch/watercourse runs through the centre of the northern part of the Site and then along part of the eastern boundary and through the centre of the southern section of the Site feeding into to the Harrow Brook South of the A5. There is an existing drainage and flood relief pond adjacent to the eastern boundary of the Site, the Site boundary is irregular along the eastern boundary with the existing flood relief area indented along this boundary albeit it is located outside of the Site boundary.
- 2.1.3. There are two existing underground gas pipelines located within the Site. There is an existing low pressure gas pipeline running through the Site from the northeastern corner to the southwestern corner and runs parallel to the eastern boundary. A second gas pipeline enters the Site along the western boundary and runs through the southern section of the Site in a general southeastern direction. A Severn Trent Water pipeline is located to the south of the Site along the A5, there are current to instal a new water main in a west to east direction along this pipeline.
- 2.1.4. The Site boundary is currently defined by:
- To the south the Site lies adjacent to residential development, an Aldi Supermarket and the A5 Watling Street with further residential development associated with the settlement edge of Nuneaton and agricultural fields beyond;
 - To the east the Site lies adjacent to commercial and industrial area, an attenuation basin is embedded into the eastern boundary of the Site (although out with the Site boundary), with agricultural fields towards the northeast of the Site. Beyond the industrial/commercial area lies the settlement of Hinckley;
 - To the north of the Site lies agricultural fields, Ashby-de-la-Zouch Canal is located beyond these with an associated footpath (T54), beyond is open countryside; and
 - To the west of the Site lies a pond, open countryside and agricultural land. Further to the north lies Hijaz Manor, a religious destination and mosque.
- 2.1.5. The Site has been put forward as a proposed allocation under site reference LPR22 for employment uses as part of the emerging Hinckley and Bosworth Borough Council Local Plan 2020–2041, currently at Regulation 18 consultation stage.
- 2.1.6. There are no public rights of way (PRoW) located within the Site itself or along the Site boundaries. Within the surrounding area there is network of PRoWs shown on **Plate 2.1** below, the closest to the Site include:

- Footpath T54 located c. 70m to the east along western bank of the Ashby-de-la-Zouch Canal running in a general north to south direction.
- Adjacent to the eastern boundary lies Footpath U6, running southernly from T54 to the A47/A5 roundabout; and
- To the north of the Site, c. 413m north, lies Footpath T53 running west from T54 to Hinckley Lane.

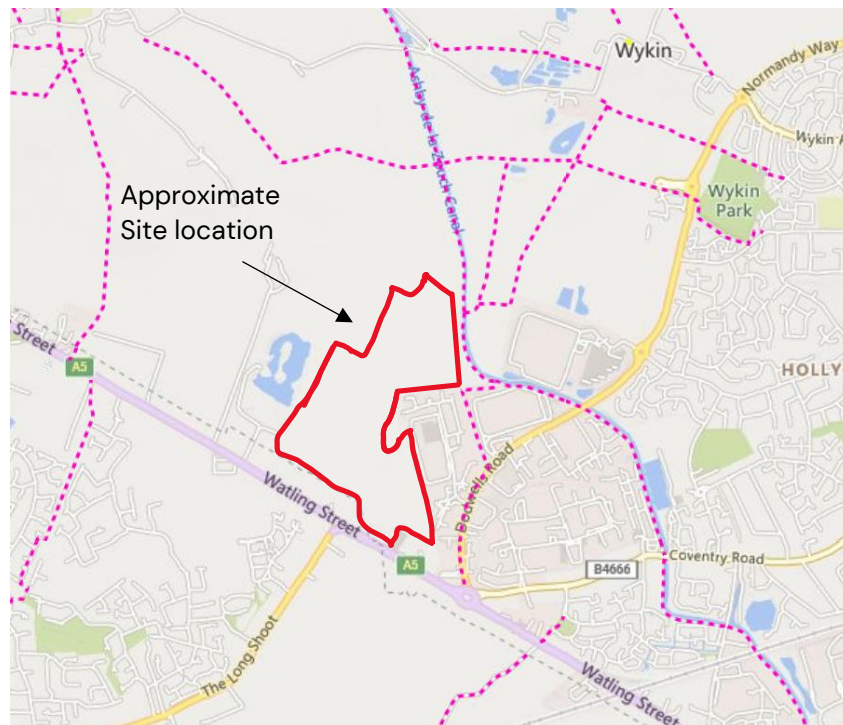


Plate 2.1: PRow locations within the wider surrounding area.

2.1.7. The Site location is shown in **Appendix A**.

2.2. Site Context

2.2.1. There are no statutory designated sites for ecology and nature conservation within the Site. The following European and National statutory designated sites lie in proximity to the Site:

- Kendal's Meadow Site of Special Scientific Interest (SSSI) located c. 3.6km north;
- Burbage Wood and Aston Firs SSSI located c. 4.8km east; and
- Ensor Pool Special Area of Conservation (SAC) c. 5.4km southwest.

2.2.2. The Site is located within the SSSI Risk Impact Risk Zone (IRZ) for both Kendal's Meadow SSSI and Burbage Wood and Aston Firs SSSI, although the development is not of a type listed within Natural England's risk categories for that zone.

2.2.3. There are no local statutory designated sites for ecology and nature conservation located within 2km of the Site boundary. Burbage Common & Woods Local Nature Reserve (LNR) lies c. 4.5km east.

- 2.2.4. There are no heritage assets located within the Site itself, there are no Scheduled Monuments located within 2km of the Site's boundary and no World Heritage Sites in proximity to the Site. The Ashby-de-la-Zouch Canal Conservation Area is located c. 70m east at its closest point, the Hinckley, Hollycroft Conservation Area is located c. 2.6km east and has a series of listed building associated with it and the Higham on the Hill Conservation Area is located c. 0.5km northwest. The Battle of Bosworth Registered Battle Field (ref 1000004) is located c. 2.7km north. The following Listed Buildings are located within the vicinity:
- Grade II Listed Port House (ref 1074230) c. 1.3km east;
 - Grade II Listed Wykin Hall Farmhouse (ref 1361300) c. 1.4km northeast;
 - Grade II Listed Higham Hall (ref 1178169) c. 1.5km northwest;
 - Grade II Listed 60, Main Street (ref 1361311) c. 1.7km northwest;
 - Grade II Listed 68, Main Street (ref 1074257) c. 1.7km northwest;
 - Grade II Listed Methodist Church (ref 1178201) c. 1.7km northwest;
 - Grade II Listed Elms Farmhouse (ref 1178220) c. 1.7km northwest; and
 - Grade II* Listed Church of St Peter (ref 1178187) c. 1.7km northwest.
- 2.2.5. The Site is not located on land designated for landscape features, nor is it located within or within close proximity to an area of outstanding natural beauty (AONB).
- 2.2.6. According to Natural England's Provisional Agricultural Land Classification (ALC) Map⁶ the entirety of the Site is located on Grade 3 agricultural land which is considered good to moderate quality land.
- 2.2.7. The Site is not located in an air quality management area (AQMA), the closest AQMA is Leicester Road Gyratory AQMA declared for Nitrogen dioxide levels, located approximately 3km southwest of the Site in Nuneaton.
- 2.2.8. The Environment Agency's Flood Map for Planning defines the entirety of the Site to be in Flood Zone 1, not predicted to be impacted by a 1 in 1,000 year tidal or fluvial flood event and therefore has the lowest probability of flooding. The majority of the Site is of no risk of surface water flooding, there is an area of low to high risk located around the unnamed drainage ditch running through the centre of the Site and also along the field margins located within the Site with pockets of spreading into the centre of the fields in the northwestern area of the Site.

⁶ <https://naturalengland-defra.opendata.arcgis.com/datasets/provisional-agricultural-land-classification-alc-england/>

2.3. Proposed Development

- 2.3.1. Although the proposals are continuing to develop as the technical work progresses, it is likely that the Proposed Development will comprise a maximum of 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). It is also considered likely that full details will be sought for a first phase of the proposals, which currently is to comprise two units of approximately 153,570 sq.ft and 420,870 sq.ft of floorspace respectively, with the remainder of the proposals covered by the outline component of the planning application.
- 2.3.2. In summary, the proposals are likely to consist of the following:
- The provision of a number of employment units (mainly Class B2/B8 with associated ancillary offices) with a maximum gross internal area (GIA) of 1,605,000 sq.ft.
 - Vehicular access from A5 Watling Street to the southwest of the Site.
 - Retention of the existing block of mixed native woodland, alongside existing hedgerows and mature trees where possible.
 - Appropriate landscape planting and green infrastructure.
 - Appropriate buffers for the existing gas pipelines running through the Site.
- 2.3.3. An Illustrative Masterplan is enclosed at **Appendix B** which illustrates one way that the Proposed Development could be built out. This will be developed further as the technical work continues.

3. Legislative Requirements and the EIA Process

3.1. Legislative Requirements

3.1.1. The EIA process will be undertaken in accordance with the requirements of the EIA Regulations. Specifically, Schedule 4 (Regulation 18 (3)), sets out the information for inclusion in ESs, as replicated within **Appendix C** and summarised as follows:

Part 1:

- *'A description of the development' – including information on the location of the development, the physical characteristics of the development, the main characteristics of the operational phase, and estimate of expected residues and emissions.*

Part 2:

- *'A description of the reasonable alternatives studied by the developer' – for example with regard to development design, technology, location, size and scale, and an indication of the main reason for selecting the chosen option.*

Part 3:

- *'A description of the relevant aspects of the current state of the environment (baseline scenario)'– including how the baseline might evolve if the development were not to proceed.*

Part 4:

'A description of the factors specified in regulation 4(2) likely to be significantly affected by the development' – including with regard to population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

Part 5:

'A description of the likely significant effects of the development on the environment' – including with regard to: construction, existence and demolition works, the use of natural resources, emission of pollutants and the disposal of waste, the risks to human health, cultural heritage or the environment (for example due to accidents or disasters), cumulative effects with other developments, vulnerability with respect to climate change and the technologies and substances to be used.

The description of the likely significant effects should cover 'direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development'

Part 6:

'A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment' – including details of difficulties (technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

Part 7:

'A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment' – including where appropriate with regard to: any proposed monitoring arrangements (for example the preparation of a post project analysis).

The description should explain the 'extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset', and should cover both the construction and operational phases.

Part 8:

'A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned'. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

Part 9:

'A non-technical summary of the information provided under paragraphs 1 to 8'.

Part 10:

'A reference list detailing the sources used for the descriptions and assessments included in the environmental statement'.

3.2. The EIA Process

3.2.1. The topic area 'scoped in' the EIA, will undergo the following main steps:

Baseline Study

3.2.2. In the case of many of the environmental topics which will be covered in the ES, or which are proposed to be scoped-out of the ES, baseline studies have already been undertaken, and details of this work, where relevant, are discussed within each environmental topic within this Report. Baseline conditions will be established within each of the individual environmental assessments through the use of a number of sources including, desk top review of existing available data; site specific survey work; and consultation.

Assessment of Environmental Effects and Evaluation of Significance

- 3.2.3. The EIA Regulations require that the ES identifies '*likely significant effects of the Proposed Development on the environment*'. It is recognised in the EIA Regulations however that not all environmental effects are considered significant.
- 3.2.4. The evaluation and determination of significant effects will be carried out using specific criteria defined within each of the technical chapters of the ES. Where available, published standards and guidelines will be used as the basis for the significance criteria.
- 3.2.5. The proposed methodologies for individual environmental topics are discussed in the subsequent section. However, in many disciplines the following basic approach is utilised:
- The sensitivity of the receiving environmental receptor is evaluated using defined criteria;
 - The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards;
 - The magnitude of the impact is determined. The magnitude of change is a consideration of how much the impact alters the baseline condition; and
 - The significance of the effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change on the receptor.
- 3.2.6. Environmental effects arising from the Proposed Development may be direct or indirect; secondary; cumulative; short; medium; long-term; permanent; temporary; each of which could be positive or negative and will be noted where relevant within the ES. Effects will be considered both during the construction phase when the Proposed Development is being built out (often temporary effects) and following completion of the Proposed Development (often permanent effects). Given the nature and intended longevity of the Proposed Development's operational life, decommissioning is not appropriate to consider. Accordingly, the ES will focus on the potential likely significant effects during the construction and operational phases only.

Mitigation Measures and Residual Effects

- 3.2.7. Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified. Mitigation measures may include modification of the proposals, integral mitigation, or secondary measures. Any residual effects following the implementation of mitigation measures will be determined accordingly. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

3.3. Cumulative and In-combination Effects

- 3.3.1. The ES will respond to the requirement within the EIA Regulations to assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:
- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant; and

- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect.

3.3.2. With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to *“other existing and/or approved projects”* (Schedule 4, 5e). This is further supported by the national Planning Policy Guidance (PPG) which states *“There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development.”* (Paragraph: 024 Reference ID: 4-024-20170728)

3.3.3. Regard will therefore be had to relevant *“existing and/or approved projects”*, which alongside the Proposed Development, could potentially result in significant cumulative effects (discussed further below). It is relevant to note however that not all these projects will necessarily have significant cumulative impacts.

3.3.4. It is also acknowledged that there may be other proposals which are considered as “reasonably foreseeable” as referred to within the European Guidance in relation to the definition of cumulative impacts. It is important to recognise that it is not the role of the ES to assess all these types of potential developments and a staged approach in identifying which of these ‘other sites’ are relevant to consider is appropriate.

3.3.5. In this context, a review of the surrounding potential ‘other sites’ within 3km of the Proposed Development has been undertaken, searching both HBBC and NBBC planning registers, which can be categorised into the below: (for the purposes of the Proposed Development and its setting, a proximity of 3km from the Site boundary and major applications has been considered appropriate)

- Committed schemes (i.e. proposals with planning permission/consented which are either under construction or yet to commence);
- Applications pending determination (i.e. schemes with live planning applications which may or may not be within adopted allocations), and
- Other potential schemes (e.g. adopted allocation or schemes which have screening / scoping submitted – some of these maybe considered relevant to include in cumulative assessment).

3.3.6. The below table sets out these schemes and which of these are proposed to be considered as part of the cumulative assessment. The team is not aware of any other projects within the vicinity of the Site which would be required to be considered as part of a cumulative assessment, however the applicant welcomes confirmation. It should be noted that discussions are ongoing with the highways authorities, so to ensure relevant schemes are considered in a manner appropriate for the assessments.

Table 3.1 Potential Cumulative Schemes.

Proposed Development and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
Padge Hall Farm, Watling Street (NBBC ref 038340)	Hybrid application comprising an outline application for development of distribution and industrial buildings (B2 & B8) including ancillary offices, earthworks, green infrastructure, and landscaping, and demolition of existing (all matters reserved except access) and a full application for the development of a distribution building (B8) (Unit 1) including ancillary offices, with associated access, hard standing, parking, earthworks, and landscaping.	c. 60m south	Approved 25/04/2024 –	Likely: Planning permission granted but construction has not yet started. Given the nature and location of the scheme, it is considered relevant to consider as part of the cumulative assessment.	YES
Meadowcroft Farm Watling Street, Nuneaton, CV11 6BG (NBBC ref 036188)	Residential development for 59 dwellings, including access, landscaping and other associated works	c. 60m southwest	Approved 25/10/2019 –	Certain: Development approved and appears to be mostly built out as of Google Earth images from September 2023. Due to the development being near completion it is considered within the baseline and not considered further within the cumulative development.	In baseline
Site 31b001 – Watling Street Watling Street, Nuneaton, Warwickshire (NBBC ref 034615)	Residential development of up to 850 dwellings with vehicular access. Mixed use local centre including retail development and community buildings (A1 to A5 D1 and D2 use classes). Primary School. Provision of rest area to replace lay bys on the A5. Demolition of existing agricultural buildings 162 and 160 The Long Shoot. Green infrastructure Open space network footpaths and cycleways children's play space sports pitches sustainable drainage and ancillary works (Outline to include access).	c. 200m southwest	Approved 29/08/2019. –	Certain: Outline application approved and appears to be mostly built out for Google Earth images dated September 2023, there are still some areas of the outline to be delivered. Due to the size and nature of the development and location in proximity to the Site it is considered relevant to	In baseline



Reserved Matters application: 040327	Application for approval of reserved matters for part of site outline approval 034615, relating to landscaping for up to 191 dwellings		Awaiting decision	include within the cumulative assessment.	
Land Northeast of Triumph Motorcycles Ltd Normandy Way Hinckley Leicestershire LE10 3BZ (HBBC ref 15/OO188/OUT)	Erection of up to 850 dwellings, 500m2 of retail units, a primary school, community facilities including sports pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access and associated infrastructure (outline - access only)	C. 400m east	Approved – 03/05/2018	Certain: Development approved and currently under construction, therefore considered relevant to include.	YES
Trinity Marina Coventry Road Hinckley (HBBC ref 22/OO839/FUL)	Full planning application for three apartment blocks comprising of 74no. one-, two- and three-bedroom apartments with associated parking and landscaping	c. 1km east	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered as part of the cumulative scenario. Due to the size and nature of the development and given the distance from the Site cumulative effects are unlikely.	NO
Land to the west of Normandy Way Hinckley (HBBC ref 23/OO573/FUL)	Full planning application for 153 dwellings with a vehicular access from the factory access road and existing roundabout on the A47, drainage, landscaping, public open space, ground remodeling and supporting infrastructure and utilities.	c. 700m east	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered	NO



				as part of the cumulative scenario.	
Cadent Brick Kiln Street Hinckley Leicestershire LE10 ONA (HBBC ref 24/00610/OUT)	Outline planning application for the provision of up to 195 dwellings including affordable housing, landscaping, drainage, and associated infrastructure (All matters reserved except for access).	c. 2.1km east	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered as part of the cumulative scenario. Due to the size and nature of the development and given the distance from the Site cumulative effects are unlikely.	NO
Elms Farm Watling Street Burbage Leicestershire (HBBC ref 21/00732/FUL)	Construction of a solar farm (up to 49.9MW), battery storage system together with associated works and infrastructure including; access, substation compound, inverters, 2m high stock-proof fencing, 2.3m high CCTV camera poles, and necessary infrastructure including internal access tracks and landscaping (cross boundary application with Rugby BC)	c. 1.5km southeast	Approved 22/11/2022 –	Likely: Planning permission granted but construction has not yet started. Given the nature and location of the scheme, it is considered relevant to consider as part of the cumulative assessment.	YES
Land north of A47 Normandy Way and East of Stoke Road Hinckley (HBBC ref 23/00432/OUT)	Outline planning application for the erection of up to 475 dwellings, including public open space, drainage, landscaping and associated infrastructure.	c. 2.3km northeast	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered as part of the cumulative scenario. Due to the size and nature of the development and given the distance from the Site	NO



				cumulative effects are unlikely.	
Land adjacent Mira Technology Park Caldecote Warwickshire (HBBC ref 22/00882/OUT/ NBBC ref 039188)	Outline application for an extension of MIRA Technology Park to comprise of employment use (Class B2), associated office and service uses (Class E(g)), storage (Class B8), new spine road, car parking, landscaping and enabling works (all matters reserved)	c. 2.9km west	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered as part of the cumulative scenario.	NO
Land to the north of Normandy Way Hinckley (HBBC ref 24/00264/OUT)	Outline planning permission for the erection of up to 415 dwellings, including landscaping, open spaces, drainage and associated infrastructure (outline - access only)	c. 3km northeast	Awaiting decision	Uncertain: Planning application yet to be determined. Given this is not an existing or approved development, it is not proposed to be considered as part of the cumulative scenario. Due to the size and nature of the development and given the distance from the Site cumulative effects are unlikely.	NO

- 3.3.7. Confirmation of the schemes within the above table for cumulative assessment is sought from HBBC and NBBC as part of the EIA Scoping Opinion.

3.4. Preparation of the ES

- 3.4.1. In accordance with the EIA Regulations, the ES will be prepared by competent experts, as listed at the outset of this report. A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within the ES will be provided. The EIA Regulations also require decision makers to ensure they have 'necessary skills in house'.

4. Topics to be 'Scoped In' and Layout of the ES

4.1. Environmental Topics

4.1.1. **Table 4.1** lists the environmental topics specified within the EIA Regulations as to potentially be considered as part of the EIA process. The table also summarises whether these topics are considered relevant to include within the EIA process, and where such topics will be considered within the ES where applicable. Where a topic has been scoped out, the reasoning is provided within Chapter 14 of this EIA Scoping Report.

Table 4.1 Environmental Topics as per EIA Regulations

EIA Topic	Scoped In / Out	Where Addressed within ES
Population	Scoped in	To be assessed within the Socio Economic chapter
Human Health	Scoped in	To be assessed within various chapters as follows: Socio Economics, Air Quality, Noise, Drainage, Landscape and Visual and Transport. A separate chapter on human health is not considered necessary given the nature of the scheme and the location / environment of the Site is unlikely to result in significant impacts in relation to human health.
Biodiversity (e.g. flora and fauna)	Scoped in	To be assessed within the Ecology / Biodiversity chapter
Land (e.g. land take)	Scoped in	To be assessed within the Landscape and Visual, and Ecology/Biodiversity Chapters.
Soil	Scoped in	To be assessed within the Soils and Agricultural Land Chapter should BMV be found onsite.
Water	Scoped in	To be assessed within the Flood Risk and Drainage, and Ecology /Biodiversity chapters
Air	Scoped in	To be assessed within the Air Quality chapter
Climate	Scoped in	Climate to be assessed within various chapters as follows: Air Quality, Ecology/Biodiversity, and Flood Risk and Drainage. Given the nature of the proposals, it is not considered that there will be a significant impact in relation to 'climate change' in EIA terms relating to greenhouse gas emissions or any future significant impacts arising from climate change that would require adaptation within the Proposed Development. It is therefore not proposed to include a

EIA Topic	Scoped In / Out	Where Addressed within ES
		specific chapter regarding climate change mitigation and adaptation.
Material Assets ⁷	Scoped out	It is not considered there are any further 'material assets' to those already addressed within other EIA topics that may result in further significant effects (refer to Section 6)
Cultural Heritage (Architectural & Archaeological aspects)	Scoped in	To be assessed within the Cultural Heritage Chapter
Landscape	Scoped in	To be assessed in the Landscape and Visual chapter
Interrelationship between above factors	Scoped in	Within each topic chapter

4.1.2. In the context of the above environmental topic, it is proposed that the resultant ES will include the following discipline / chapters each of which is further discussed below:

- Introduction;
- EIA Scope and Methodology;
- The Application Site
- The Proposed Development and Alternatives;
- Socio-economics;
- Landscape and Visual Amenity;
- Ecology and Biodiversity;
- Cultural Heritage and Archaeology;
- Water Resources and Flood Risk;
- Transport and Access;

⁷ Material Assets can be defined as follows: "The EIA Regulations refer to 'material assets', including architectural and archaeological heritage aspects. The phrase 'material assets' has a broad scope, which may include assets of human or natural origin, valued for socioeconomic or heritage reasons. Material assets are in practice considered across a range of topic areas within an ES, in particular historic environment and socioeconomics". Source: <https://digital-eia.rpsgroup.com/EnvironmentalAssessment.html>

- Air Quality;
- Noise and Vibration;
- Soils and Agricultural Land (subject to BMV land); and
- Summary.

4.1.3. A Standalone Non-Technical Summary (NTS) will also be provided.

4.1.4. The proposed scope of the technical ES Chapters is discussed in Chapters 5–13 of this report, and those topics proposed to be scoped out of the ES are discussed in Chapter 14.

4.1.5. The below sets out the content of the proposed ES non-technical chapters.

4.2. Introduction Chapter

4.2.1. This chapter of the ES will provide an introduction to the document and present details of the ES's structure and context, in addition to how consultees and members of the public can comment on the document or obtain additional copies.

4.3. EIA Scope and Methodology Chapter

4.3.1. This chapter of the ES will provide a summary of the agreed scope of assessments to be considered, with reference to consultation responses and will explain the methodology used to prepare the technical chapters, including reference to the general approach in determining significance (proposed significance assessment criteria for each 'scoped in' topic is set out in the discipline specific proposed Chapters 5–13). Information in relation to cumulative impacts will also be set out in this chapter, along with any limitations or assumptions used throughout the ES.

4.4. The Application Site, Proposed Development and Alternatives Chapters

4.4.1. These chapters of the ES will describe the Site's location, context, existing use and features and will also provide a comprehensive description of the Proposed Development, including the construction process, and any relevant details on assumed timescales and phasing.

4.4.2. The EIA will be based upon a set of defined parameters, which will identify the extent of different land use areas (e.g., commercial, open space etc), maximum heights of buildings and proposed ground levels (with appropriate flexibility) and key landscape mitigation proposals integral to the scheme.

4.4.3. The parameters approach ensures that subsequent approvals and/or reserved matters will remain the same as that assessed within the ES. These parameters and controls define those aspects of the Proposed Development capable of having significant effects, as defined in the EIA Regulations. This ensures that key elements are assessed accordingly, however allows some flexibility for detail post submission.

4.4.4. The chapter will also provide a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the Applicant, which are relevant, and an indication of the main reasons for selecting the chosen option. Furthermore, the UK High Court has already issued a stance on the obligation to consider

alternatives in the case of *R (Bedford and Clare) v London Bridge of Islington* (2002) which stated that *"The Regulations are quite clear, what needs to be covered in the Environmental Statement are the alternatives which the developer has considered...The Regulations do not require alternatives which have not been considered by the developer to be covered, even though the local planning authority might consider that they ought to have been considered"*.

4.5. Discipline Specific Chapters

- 4.5.1. The technical disciplines will be covered in individual chapters; further information and the assessment methodologies is provided below in Chapter 5-13.

4.6. Summary Chapter and Non-Technical Summary

- 4.6.1. A chapter summarising the findings from each of the above disciplines will be presented.
- 4.6.2. A separate NTS will also be provided in accordance with the EIA Regulations.

5. Socio-economics

5.1. Introduction

- 5.1.1. This Chapter has been prepared by Stantec and sets out the likely significant effects on socio-economics arising from the Proposed Development which will be reported in the Environmental Statement (ES).
- 5.1.2. The socio-economic assessment has been scoped into the ES due to the anticipated effects (both beneficial and adverse) resulting from the construction and operational stages of the Proposed Development, with respect to sensitivity receptors related to the construction and operational phases.
- 5.1.3. A description of the Site, the surrounding area and Proposed Development is provided in Chapter 2.
- 5.1.4. The majority of the Site falls within the administrative area of Hinckley & Bosworth Borough Council ('HBBC') in Leicestershire, but a small portion of the Site – along the southern boundary which borders the A5 – is within the administrative area of Nuneaton & Bedworth Borough Council ('NBBC') in Warwickshire. The socio-economic study area has been therefore defined as the combined area of HBBC and NBBC, henceforth referred to as the 'Local Area'. The regional comparator has been defined as the combined area of the East Midlands and West Midlands regions, henceforth referred to as the 'Midlands', to reflect the Site's position on the boundary of these two regions.
- 5.1.5. A desk-based study will be undertaken to identify and set out the labour market and industry baseline characteristics of the Local Area and the Midlands.

5.2. Relevant Policy and Guidance

National Planning Policy Framework

- 5.2.1. National planning policy is contained principally in the National Planning Policy Framework⁸ (NPPF, December 2023). At the heart of the NPPF is the principle of sustainable development, with three overarching objectives: economic, social and environmental.
- 5.2.2. The social objective supports strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being (paragraph 8a).
- 5.2.3. The economic objective is to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right

⁸ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities, 2023, National Planning Policy Framework.

time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (paragraph 8b).

- 5.2.4. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed or compensatory measures should be considered (paragraph 32).
- 5.2.5. So that sustainable development is pursued in a positive way, the NPPF states that 'plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects' (paragraph 11a).
- 5.2.6. The NPPF is supported by Planning Practice Guidance (PPG) on a range of different topics. Guidance is provided in respect of Environmental Impact Assessments, but socio-economic considerations are not specifically addressed.

Planning Practice Guidance (PPG)

- 5.2.7. The PPG supports the NPPF and covers a wide range of categories. Guidance is provided in respect of EIA, but socio-economic considerations are not specifically addressed. However, PPG categories which are of relevance to socio-economics and to this Proposed Development are:
- Effective use of land⁹.

Local Planning policy

Hinkley & Bosworth Borough – Council Core Strategy

- 5.2.8. The Hinkley and Bosworth Core Strategy 10 (adopted December 2009) provides a framework for sustainable development in the borough. The Core Strategy outlines goals for employment, housing, and infrastructure while prioritising environmental preservation, and it emphasises the importance of allocating and optimising employment land to meet the needs of growing industries and support economic prosperity. Relevant details include:
- Strategic sites for industrial development align with growth objectives, emphasising redevelopment of underutilised areas.
 - Encourages the integration of modern manufacturing facilities near key infrastructure.
 - Highlights the importance of logistics and warehousing supported by excellent road access (A5/M69 corridors).

⁹ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities, 2019, Guidance : Effective use of land.

¹⁰ Hinkley & Bosworth Borough Council, 2009, Local Development Framework Core Strategy (Adopted December 2009)

- Supports flexible workspace development near urban areas to cater to technology and light industry growth.

Hinckley & Bosworth Borough Council – Employment land and premises review (2020)

5.2.9. HBBC's Employment Land and Premises Review¹¹ (2020) provides an assessment of employment land availability and suitability to meet current and future business needs. The report aims to inform local planning policies and guide development proposals to ensure alignment with the Borough's economic growth objectives. Relevant details include:

- Demonstrated need for additional land supporting B2 and B8 uses, particularly in the Hinckley area. Demand is driven by growing logistics and manufacturing sectors.
- Demand for small-scale offices and light industrial units remains stable, with flexibility being a priority for modern businesses.
- Sites near transport links, utilities, and workforce populations are particularly favoured for industrial and distribution purposes.
- Recommended for medium-sized units supporting local manufacturing industries.

Hinckley & Bosworth Borough Council – Economic Regeneration Strategy

5.2.10. HBBC's Economic Regeneration Strategy¹² (2021–2025) outlines priorities for local economic recovery, growth, and sustainability. Its aims include fostering investment, supporting businesses, and creating a skilled workforce. The strategy emphasises post-COVID recovery, Brexit challenges, and opportunities in sectors like logistics, high technology, and sustainable industries. Relevant priorities include:

- Attract and sustain investment, business growth and entrepreneurship.
- Bring forward employment sites and facilitate quality 'move on' space for businesses wishing to expand, supporting the sustainable extension of existing employment sites.
- Promote infrastructure projects in order to open up employment and residential sites
- Through the Local Plan, identify opportunity sites for redevelopment and investment opportunities.

Hinckley & Bosworth Borough Council – A Vital Cog for Local Employment and Skills¹³

5.2.11. The Hinckley and Bosworth Employment and Skills Taskforce outlines strategic initiatives to enhance employment and skills in the borough. Established in 2017, the taskforce collaborates with local businesses, schools, and organisations to address workforce needs, promote career opportunities, and foster economic resilience. The strategy emphasises apprenticeships, skills training, and innovative partnerships. Relevant details include:

¹¹ Hinckley & Bosworth Borough Council, 2020, Employment Land and Premises Study

¹² Hinckley & Bosworth Borough Council, 2021, Economic Regeneration Strategy 2021–2025

¹³ Hinckley & Bosworth Borough Council, [undated], A Vital Cog for Local Employment and Skills

- Support the unemployed, update key baseline performance data, and inform the Department for Work and Pensions (DWP) of new local business opportunities and companies setting up.
- Increasing the take up of apprenticeships and promoting Local Employment & Training Strategies (LETS) through Section 106 agreements on new developments.

Nuneaton and Bedworth Borough Council – Borough Plan (2011–2031)

5.2.12. The NBBC Borough Plan 2011–2031¹⁴ (adopted June 2019) influences what development will take place, how much and where within the borough it will be located. The Plan considers a wide range of economic, social and environmental matters that together will enable the achievement of cohesive and sustainable communities. The Plan outlines a spatial vision and strategic objectives for the area, along with a strategy and policies to enable its delivery. Relevant policies include:

- Policy DS4 – Overall development needs
 - at least 107.8 ha of employment land.
- Policy E1 – Nature of employment growth
 - focusing particularly on use classes B1(b), B2 and B8, on the strategic employment sites.
 - providing high quality and high density employment opportunities.
 - employment sectors in line with those prioritised in the Economic Development Strategy, which include:
 - a. Advanced manufacturing;
 - b. Professional services; and,
 - c. Research and development

Nuneaton and Bedworth Borough Council – Employment Land Study (2016)

5.2.13. NBBC's Employment Land Study¹⁵ assessed and analysed the characteristics and performance of Nuneaton and Bedworth's economy, focusing on commercial market trends in the office and industrial sectors. The Study forecast future employment land needs, evaluated the current supply of employment land, and examined the suitability of potential new sites for B-class employment development. Relevant details include:

- Increased take-up of the office space above 1,850 sqm.

¹⁴ Nuneaton and Bedworth Borough Council, 2019, Nuneaton & Bedworth Borough Council Borough Plan 2011–2031 (adopted June 2019).

¹⁵ GL Hearn, 2016, Employment Land Study: Nuneaton and Bedworth Borough Council

- Strong market for industrial and warehouse/ logistics space. This reflects strong performance of the manufacturing and component/ supply chain firms segment in the West Midlands, as well as increased demand for storage/distribution space from retailers.
- The uplifted automotive manufacturing scenario resulted in an increase in the amount of land required for B2 and B8 uses over the 2014–31 period.

Nuneaton and Bedworth Borough Council – Economic Development Strategy and Action Plan (2016)

5.2.14. The Economic Development Strategy Action Plan¹⁶ outlined a comprehensive approach to fostering economic growth and improving the business environment in the Borough. The Action Plan focused on key areas such as enhancing infrastructure, supporting business innovation, and creating job opportunities. The Action Plan aimed to attract investment, develop the local workforce, and position Nuneaton and Bedworth as a competitive and sustainable economic hub. Relevant details include:

- Expand the current Inward Investment offer to target investment from developers to provide sites for businesses looking to locate.
- Influence landowners and investors to produce sites that meet needs of local SMEs and aspiration to create high gross value added ('GVA') employment, e.g. encourage developers to create more high-specification business space.
- The Borough Plan has employment allocations which indicate the level of employment growth for the Borough, these need to be met to ensure growth is sustained.

5.2.15. Relevant guidance includes:

- Green Book: Appraisal and Evaluation in Central Government¹⁷;
- Additionality Guide 4th Edition¹⁸; and,
- Employment Density Guide 3rd Edition¹⁹.

5.3. Preliminary Assessment of Baseline Conditions

5.3.1. The following section presents a preliminary assessment of the local socio-economic baseline conditions relevant to the Proposed Development, using the latest available information. The completed baseline will be developed using the data sources listed below:

- Office for National Statistics (ONS) datasets;

¹⁶ Nuneaton and Bedworth Borough Council, 2016, Economic Development Strategy Action Plan

¹⁷ Hm Treasury, 2022, Green Book: Appraisal and Evaluation in Central Government

¹⁸ Homes & Communities Agency, 2014, Additionality Guidance: Fourth Edition 2014

¹⁹ Homes & Communities Agency, 2015, Employment Density Guide: Third Edition November 2015

- Local and sub-regional planning and economic policy and strategy documents including Supplementary Planning Documents (SPD);
- HBBC and NBBC Annual Monitoring Reports;
- HBBC Core Strategy; and,
- NBBC Borough Plan.

Economic activity

5.3.2. The Local Area has displayed an economic activity rate consistent with the average for Midlands and England. The employment rate exceeded the dual-regional and national average, and the unemployment rate was approximately half the value of its comparators. This reflects a labour market that is close to full capacity with nearly all people who want to work being employed.

Table 5.1: Economic activity, April 2022 – March 2023

	Local Area	Midlands	England
Economic activity	79%	78%	79%
Economic inactivity	21%	22%	21%
Employment rate	78%	74%	76%
Unemployment rate	2%	4%	4%

Source: Annual Population Survey, 2023

*Note: April 2022–March 2023 data release is the most recently complete dataset for the Local Area.

Claimant Count

5.3.3. The plate below shows that this unemployment rate observation has been more or less consistent over time, with the Local Area consistently reporting claimant count rates lower than the Midlands and England. There was a spike during 2020, showing the impact of the COVID-19 pandemic, however, this was not as significant as the impact across the Midlands and England as a whole.

Plate 5.1: Claimant Count as proportion of working age population, 2015–2023



Source: ONS, 2024

Location Quotient

- 5.3.4. Location quotient analysis shows the specialisation of local industrial sectors relative to the national average, with respect to proportion of overall employment.
- 5.3.5. The Local Area specialises in the transportation & storage, manufacturing, and wholesale and retail trade sectors. Transportation & storage has also seen high growth in employment in the last 5 years, whilst manufacturing has seen a decline in employment. Whilst professional, scientific & technical activities, and information & communication sectors have seen above average employment growth in the last 5 years, these sectors are still underrepresented in local industry. The construction sector is consistent with the national average for representation, with a slight decline in employment over the last 5 years.

Plate 5.2: Location quotient, 2023



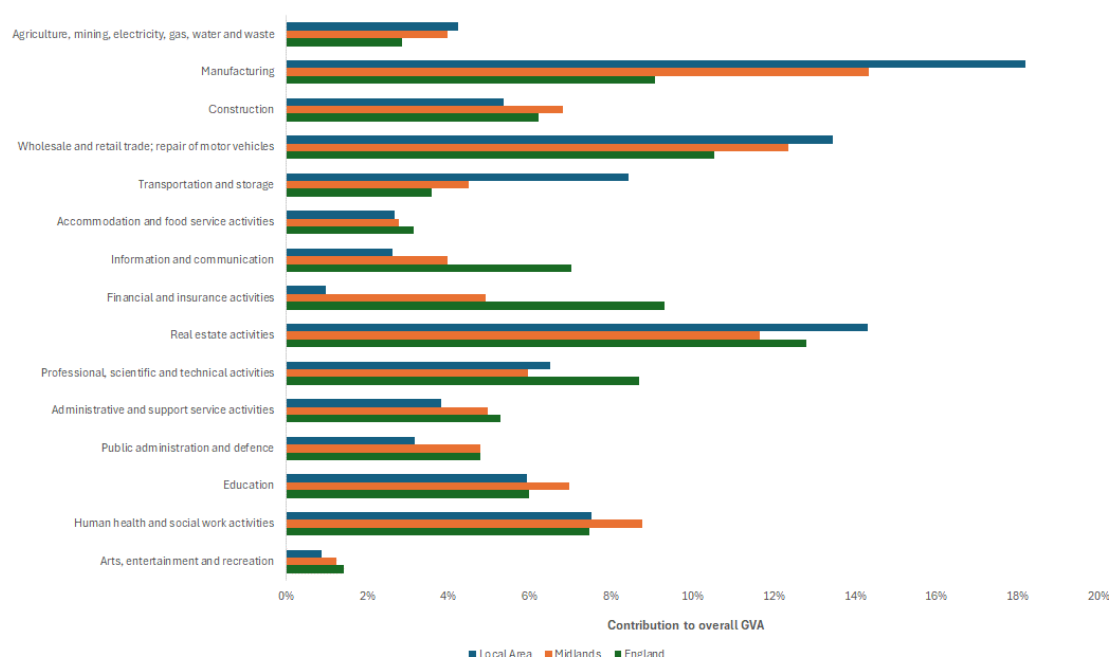
Source: Business Register and Employment Survey, 2024

Note: Mining & quarrying has been redacted from this figure, due to extreme growth results related to its small employment base.

Gross value added

- 5.3.6. In 2022, the GVA of all industries in the Local Area was £5.1 billion. Aside from real estate activities, this was most heavily weighted by manufacturing (18%), wholesale and retail trade (13%), transportation & storage (8%), and human health & social work (8%).
- 5.3.7. The chart below shows that the manufacturing, wholesale & retail trade, and transportation & storage (among some other sectors unrelated to the Proposed Development), make a greater proportional contribution towards overall GVA than these respective sectors do in the Midlands and England.

Plate 5.3: GVA contribution by sector, 2022



Source: Regional gross value added (balanced) by industry: local authorities by ITL1 region

5.4. Potential Effects (including identification of specific receptors)

Construction

- 5.4.1. There is potential for likely significant effects to local labour market impacts from direct and indirect employment generated during the construction phase. These will be assessed via the EIA and reported in the ES.
- 5.4.2. The assessment of impacts on the construction sector will be based on the expected labour demand with respect to the capital expenditure of the Proposed Development and the average annual turnover of construction employees. In line with the Homes & Communities Agency (HCA) Additionality Guide, additionality will also be estimated by accounting for leakage, displacement, and multiplier effects.
- 5.4.3. The assessment will additionally consider these impacts with respect to the cumulative developments as provided in **Table 3.1**.

Operation

- 5.4.4. There is potential for likely significant effects to local industry and the labour market during the operational phase of the Proposed Development. This is anticipated to be on-site and off-site employment in the manufacturing, transportation & storage, and professional, scientific and technical activities. These effects will be assessed via the EIA and reported in the ES.
- 5.4.5. The assessment of the operational employment will be based on the expected labour demand with respect to floorspace delivered and the employment density of the floorspace.

In line with the HCA Additionality Guide, additionality will also be estimated by accounting for leakage, displacement, and multiplier effects.

- 5.4.6. The assessment will additionally consider these impacts with respect to the cumulative developments as provided in **Table 3.1**.

5.5. Scope and Methodology of Assessment (including significance criteria)

- 5.5.1. Through a desk-based study, the baseline assessment of the Local Area will be completed.
- 5.5.2. Socio-economic data will be input into a bespoke economic model to estimate the gross and net socio-economic impacts of the Proposed Development with respect to the temporary jobs in construction phase and permanent jobs in the operational phase. The impacts will be expressed in terms of full-time equivalent employment and GVA. The economic model will incorporate economic multipliers and additionality adjustments.
- 5.5.3. The impacts of the Proposed Development will be assessed in accordance with the following standards and guidance set out in paragraph 5.2.15.
- 5.5.4. The following activities will be undertaken to complete the socio-economic assessment:
- Reviewing the relevant legislation and planning policy outlined in section 5.2;
 - Complete the baseline analysis started in section **Error! Reference source not found.** to identify potential receptors and receptor groupings for consideration in the assessment;
 - Defining receptor sensitivity to likely changes resulting from the Proposed Development;
 - Examining likely economic changes from the Proposed Development on identified receptors and receptor groupings, with consideration given to phasing, magnitude, duration, and nature of the change;
 - Determining the likely level of socio-economic effects, including temporary, operational and cumulative effects, from the Proposed Development, having regard to both receptor sensitivity and the characteristics of predicted change;
 - Identifying the significance of likely socio-economic effects in the context of the assessment criteria;
 - Identifying mitigation measures to address any likely significant adverse socio-economic effects; and,
 - Identifying likely residual socio-economic effects from the Proposed Development taking account of all mitigation measures.
- 5.5.5. There are no specific methodological guidelines or requirements for socio-economic assessments within the context of EIA. However, the proposed assessment methodology has been informed by the principles outlined in paragraph 5.5.3.

5.5.6. The level and significance of likely socio-economic effects from the Proposed Development will be judged with reference to the following factors:

- Sensitivity of affected receptor; and,
- Predicted magnitude of change.

5.5.7. Plentiful labour and/or skills capacity results in low sensitivity, whilst limited labour and/or skills capacity results in high sensitivity. Sensitivity criteria which will be considered in the assessment are detailed in **Table 5.2**.

Table 5.2: Significance of socio-economic impacts criteria

Magnitude	Definition
High	There is a shortfall of appropriate labour and skills. The proposed development would therefore lead to labour market pressure and distortions (i.e. skills and capacity shortages, import of labour, wage inflation).
Medium	There is a low/limited supply of appropriate labour and skills. The proposed development may therefore lead to labour market pressure or distortions.
Low	There is a readily available supply of appropriate labour and skills. The proposed development is therefore unlikely to lead to labour market pressure or distortions.

5.5.8. Significance criteria which will be applied to the impacts considered in the assessment are detailed in **Table 5.3**. The criteria applies for both adverse and beneficial impacts.

Table 5.3: Significance of socio-economic impacts criteria

Magnitude	Definition
Major	An effect which in isolation could have a material influence on the decision-making process.
Moderate	An effect which on its own could have a moderate influence on decision-making, particularly when combined with other similar effects.
Minor	An effect which on its own is likely to have a minor influence on decision-making, but when combined with other effects could have a more material influence.
Negligible	An effect which on its own or in combination with other effects, will not have an influence on decision making.

5.5.9. The magnitude criteria, based on the sensitivity and significance identified in the assessment, is detailed in **Table 5.4**. Effects that are judged to be substantial, major or moderate are considered to be significant.

Table 5.4: Magnitude of effects criteria

Significance	Sensitivity				
		High	Medium	Low	Negligible
	Major	Substantial	Major	Moderate	Minor
	Moderate	Major	Moderate	Minor	Negligible
	Minor	Moderate	Minor	Minor	Negligible
	Negligible	Minor	Negligible	Negligible	Negligible

5.5.10. The scope of the socio-economic assessment can be summarised as follows:

Discipline	Scoped In	Scoped Out
Socio-economics	Construction – Labour market Potential significant effects on local employment in construction sector during construction of the Proposed Development.	None
	Operation – Labour market Potential significant effects on local employment in manufacturing, transportation & storage, and professional, scientific & technical sectors through significant introduction of B2, B8 and E(g) employment space.	
	Cumulative – Labour market Potential significant effects on local employment in manufacturing, transportation & storage, and professional, scientific & technical sectors depending on the outcome of the assessment of cumulative schemes.	

5.6. Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 5.6.1. Following the identification of likely socio-economic impacts, potential mitigation measures to address the predicted significant adverse impacts will be considered. Additionally, enhancement measures of predicted beneficial impacts will be considered.
- 5.6.2. The Proposed Development has the potential to create a significant number of new jobs across a range of potential sectors, supporting local economic growth ambitions. It is not anticipated at this preliminary stage that mitigation measurements will be necessitated in this chapter.

6. Landscape and Visual Amenity

6.1. Introduction

- 6.1.1. This chapter will comprise an assessment of the effects of the Proposed Development upon the character of the landscape and the visual amenity of those who currently view the Site.
- 6.1.2. It will be prepared by Nicholsons, who have extensive experience in preparing Landscape and Visual Impact Assessments for a wide range of developments. The team preparing the work will be led by a Chartered Landscape Architect.

6.2. Relevant Policy and Guidance

- 6.2.1. The majority of the site is situated within the administrative areas of Hinckley and Bosworth Borough Council (HBBC,) with a small area of land falling within Nuneaton and Bedworth Borough Council (NBBC).
- 6.2.2. A review of relevant legislation and key national and local planning policies will be undertaken and will form part of the Landscape and Visual Impact Assessment (LVIA) chapter. This will include the policy and guidance documents listed below:
- National Planning Policy Framework (NPPF)²⁰;
 - National Planning Policy Guidance (PPG);
 - Hinckley & Bosworth Local Plan 2006 – 2026²¹;
 - The Good Design Guide SPD²²;
 - Green Infrastructure Strategy²³;
 - Nuneaton & Bedworth's Borough Plan 2011 – 2031²⁴;
 - Open Space & Green Infrastructure SPD²⁵;
 - Nuneaton & Bedworth Landscape Character Assessment 2023²⁶; and

²⁰ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities, 2023, National Planning Policy Framework.

²¹ Hinckley & Bosworth Borough Council, 2009, Local Development Framework Core Strategy (Adopted December 2009)

²² Hinckley & Bosworth Borough Council, 2020, The Good Design Guide: Supplementary Planning Document.

²³ LUC, 2020, Hinckley and Bosworth Borough Council: Hinckley and Bosworth Green Infrastructure Strategy

²⁴ Nuneaton and Bedworth Borough Council, 2019, Nuneaton & Bedworth Borough Council Borough Plan 2011-2031 (adopted June 2019)

²⁵ Nuneaton and Bedworth Borough Council, 2021, Open Space and Green Infrastructure Supplementary Planning Document (SPD)

²⁶ FPCR, 2023, Nuneaton and Bedworth Borough Council: Nuneaton and Bedworth Landscape Character Assessment

- Hinckley Bosworth Landscape Character Assessment 2017²⁷.

6.2.3. While not exhaustive, this list outlines the primary planning policy context for the Proposed Development. Further consideration to other relevant Supplementary Planning Policy Guidance and emerging policy will also be provided where possible.

6.3. Preliminary Assessment of Baseline Conditions

- 6.3.1. The Site is comprised of 6 No. irregular shaped arable fields, bound by internal hedgerows, some of which are mature, with some large, mature trees. A rectangular block of mature mixed woodland lies between the two south-westernmost fields. Much of the Site boundary is comprised of mature hedgerows with some hedgerow trees of varying species.
- 6.3.2. The Site is not publicly accessible, and there are no Public Rights of Way (PRoW) crossing through or immediately adjacent to the Site. A drainage ditch crosses through the Site from the northern to the southern boundary.
- 6.3.3. The presence of the existing large commercial and industrial estate to the immediate east of the Site is visually perceived through views of large warehouses within the Site, particularly within the eastern fields. Residential dwellings along the A5 are also visually perceived within the southern section of the Site.
- 6.3.4. The Site is bound to the south by the A5 and some built form in the form of residential dwellings and their rear gardens, which lie adjacent to part of the boundary, as well as an Aldi supermarket. A large area of new residential development currently under construction lies to the immediate west of the A5, adjacent to the settlement of Nuneaton.
- 6.3.5. To the east of the Site lies a large commercial and industrial estate comprised of numerous large warehouses and internal road structure. Public Footpath U6 heads north through this industrial estate, and connects to Public Footpath T54 to the north. The settlement of Hinckley lies immediately adjacent to this industrial estate. A new area of residential development also lies to the north-east of the Site and to the north of the adjacent industrial estate. The Site therefore sits within a strongly developed context.
- 6.3.6. To the north of the Site lies the Ashby de la Zouch Canal, which is designated as a Conservation Area for its built heritage and amenity value, with Public Footpath T54 running along the canal towpath. Public Footpath T53 heads westwards away from the canal, to the north of the Site. Beyond this lies open countryside of small to medium sized arable fields, with some pasture fields bound by mature hedgerows.
- 6.3.7. To the west of the Site lies open countryside of small to medium sized arable fields and a large pond area surrounded by mature tree groups, along with the large Hijaz Manor, a religious centre. Further to the north-west, where the landform begins to rise, lies the small settlement of Higham on the Hill.
- 6.3.8. The A5 continues to head north-west, to the west of the Site, with a large new residential development lying along the western edge of this road, forming the edge of Nuneaton.

²⁷ LUC, 2017, Hinckley and Bosworth Borough Landscape Character Assessment

- 6.3.9. The Site lies at the very southern tip of the Mease/Sence Lowlands National Character Area (NCA), within the Natural England National Character Areas of England. This NCA is described as *'a gently rolling agricultural landscape centred around the rivers Mease, Sence and Anker. These lowlands retain a rural, remote character, with small villages, red brick farmsteads and occasional historic parkland and country houses'*.
- 6.3.10. The Site also lies very close to the boundary of the Leicestershire Vales NCA, which is described as *'a large, relatively open, uniform landscape'. 'Settlements are visually dominant. Views to surrounding higher ground define the sense of place. The city of Leicester dominates the north-eastern corner of the NCA'*.
- 6.3.11. The Site is therefore considered to occupy a transitional zone between these NCAs, and in particular the more urbanised character of the Leicestershire Vales is prevalent in this location.
- 6.3.12. Within the Hinckley and Bosworth Landscape Character Assessment (2017), the Site lies within the Stoke Golding Rolling Farmland Landscape Character Area (LCA), which lies outside of the settlement of Hinckley and is considered to display a largely rural character.
- 6.3.13. Within the Nuneaton and Bedworth Landscape Character Assessment (2023), a very small part of the Site adjacent to the A5 lies within the Anker Valley Estate Farmlands LCA, which is described as *'a gently undulating lowland vale comprising arable farming with some pasture farming also present. The strong pattern of hedgerows and clusters of hedgerow trees in combination with linear woodlands helps to reinforce a rural character and break up and filter views of the frequent urban edges'*.
- 6.3.14. Much of the urban expansion in the vicinity of the Site has occurred since these studies were written, and it is likely that the urban built form is now a defining characteristic of the Site's immediate setting. The function of woodland and hedgerows within the Anker Valley Estate Farmlands does, however, provide an opportunity for the inclusion of positive design measures to mitigate visual effects.

6.4. Potential Effects (including identification of specific receptors)

Landscape Assessment

- 6.4.1. The specific landscape character baseline will commence with a review of the published landscape character assessments, to identify and describe the wider landscape in which the Site is located, and to assess the extent to which the Site and its setting express this character.
- 6.4.2. This information will be used along with the collected field information to determine a series of landscape receptors, which will represent physical elements and perceptual characteristics of the Site, and the overall combined character of the Site and its setting in line with the published guidance
- 6.4.3. Our initial thoughts and research show that the below are likely to be landscape receptors relevant to this Site and its setting:
- Current use of arable fields;
 - Presence of mature woodland and hedgerows within the Site;

- Strong boundary vegetation surrounding the Site;
- Presence of existing industrial estate to the east;
- Presence of existing residential dwellings to the west;
- Overall character of the Site;
- Overall character of the setting of the Site;
- Landscape setting of the Ashby de la Zouch Canal Conservation Area;
- Mease/Sence Lowlands National Character Area;
- Stoke Golding Rolling Farmland Landscape Character Area; and
- Anker Valley Estate Farmlands Landscape Character Area.

6.4.4. While not exhaustive, this list outlines the perceived primary landscape receptors.

6.4.5. Following the Site/field assessment, these landscape receptors will be refined. For each of the refined landscape receptors, a judgement will be made as to the susceptibility of the receptor to the type of change proposed and the overall value of the receptor to society at large. These judgements will be combined to derive an overall judgement of the baseline sensitivity of the receptor, using a relative scale from Very High to Negligible.

6.4.6. For each of the identified landscape receptors, judgements will be made as to the magnitude of change upon that receptor at the following time points, based upon the established development criteria and parameters:

- During construction; and
- Operational Stage (at year 1 and year 15).

6.4.7. The underlying justification for the judgements will be clearly presented, and the magnitude of change will be expressed using a relative scale of High to Negligible depending upon the extent to which the characteristics will be retained, improved or lost.

6.4.8. For each landscape receptor, the magnitude of change scores will be combined with the baseline sensitivity scores to derive an overall significance of effect, using a relative scale of Major to Negligible.

6.4.9. Each landscape receptor will also be judged as to whether the effects are adverse or beneficial, direct or indirect, short, medium or long term, and reversible or irreversible.

Visual Impact Assessment

6.4.10. The first step in the assessment of the visual baseline will be the preparation of a Zone of Theoretical Visibility (ZTV) model to understand the visual envelope of the Proposed Development. This will be prepared using 3D terrain modelling software, based on a 'bare earth' scenario. The ZTV model will be used to direct fieldwork to further explore the visual environment of the site, and to indicate viewpoint locations.

- 6.4.11. The visual baseline will be presented as a series of annotated panoramic images, prepared as Type 1 visualisations in accordance with Landscape Institute Technical Guidance Note 06/19²⁸. These will be taken at key locations agreed in advance with the Local Planning Authority, to represent and illustrate the experience of potential visual receptors, i.e. those members of the public who would view the completed development. Should the Local Planning Authority request it as part of the consultation exercise, then these can be supplemented with Type 4 verified photomontages based upon a detailed 3D model of the proposals from the most sensitive locations.
- 6.4.12. A Proposed Viewpoint Location map is included as **Appendix D**, with suggested onsite and offsite viewpoint locations for review by the Local Planning Authority.
- 6.4.13. Our initial thoughts and research show that the below are likely to be visual receptors relevant to the Site and its setting:
- Residents along the A5;
 - Vehicle users of the A5;
 - Pedestrian users of the A5;
 - Residents at Higham on the Hill;
 - Visitors to Hijaz Manor;
 - Workers at Jacknell Road industrial units;
 - Users of Public Footpaths T50, T53, T54, U6, U7, T46, N30, N33, N34, R282; and
 - Users of the Ashby de la Zouch Canal (boat users, pedestrians, cyclists).
- 6.4.14. While not exhaustive, this list outlines the anticipated primary visual receptors.
- 6.4.15. Following the Site/field assessment, these visual receptors will be refined. For each of the refined visual receptors, a judgement will be made as to the susceptibility of the receptor to the type of change proposed and the overall value of the view to society at large. These scores will then be combined to give an overall baseline sensitivity score, based upon the nature of the view and the activity of the receptor, for example members of the public seeking recreational experience in the countryside will be of greater sensitivity than those at work. Sensitivity judgements will be presented using a relative scale of Very High to Negligible.
- 6.4.16. For each of the identified landscape receptors, judgements will be made as to the magnitude of change upon that receptor at the following time points, based upon the established development criteria and parameters:
- During construction; and

²⁸ Landscape Institute, 2019, Technical Guidance Note: Visual Representation of Development Proposals (TGN 06/19).

- Operational Stage (at year 1 and year 15).

6.4.17. The underlying justification for the judgements will be clearly presented and the magnitude of change will be expressed using a relative scale of High to Negligible depending upon the extent to which the visual experience will be positively or negatively affected.

6.4.18. For each visual receptor, the magnitude of change scores will be combined with the baseline sensitivity scores to derive an overall significance of effect, using a relative scale of Major to Negligible.

6.4.19. Each visual receptor will also be judged as to whether the effects are Adverse or Beneficial, Direct or Indirect, Short, Medium or Long term, and reversible or irreversible.

6.5. Scope and Methodology of Assessment (including significance criteria)

6.5.1. A desk study assessment will be undertaken which will define the study area and identify potential constraints, opportunities and features of note/merit. The desk study process will involve a review of:

- Ordnance Survey mapping, including historic maps;
- Google Earth aerial imagery;
- Multi-Agency Geographic Information for the Countryside (MAGIC) online mapping data;
- Historic England Register of Listed Buildings, Register of Historic Parks and Gardens and Scheduled Monument citations;
- Natural England Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) citations where applicable;
- Natural England National Character Area profiles, regional/county and district level character assessments as appropriate;
- Published Design Guidance and relevant policy documents as applicable;
- Leicestershire County Council Definitive Rights of Way map; and
- Warwickshire County Council Definitive Rights of Way map.

6.5.2. Given the scale and extent of the Proposed Development, a maximum study area of 5km radius from the centre of the Site is proposed. It is considered that this forms a logical theoretical zone of influence within which the impact of the development should be assessed. It is likely however, that through further site assessment, the study area will be continually refined, to ensure that the assessment is both comprehensive and focused.

6.5.3. The Nicholsons LVIA Methodology is set out in **Appendix E**.

6.6. Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 6.6.1. The main aims of the landscape strategy are to Retain; Replace; Integrate and Extend.
- 6.6.2. RETAIN – The proposals seek to retain as much valuable planting and habitat, both within the Site and along its boundaries, as possible, including watercourses, native hedgerows, trees and woodland groups.
- 6.6.3. The existing Site is arable agricultural and has strong vegetated field boundaries with interlinking hedgerows within the fields. A central landscape and ecological spine runs through the centre of the Site consisting of mature native hedgerows and small watercourses/wet ditches which have been identified as valuable. The design proposals seek to work with these existing landscape and ecology features, to integrate them within the overall scheme.
- 6.6.4. REPLACE – The proposals seek to add similar features within the Site for any elements removed, but to adjust these to the new layout and built form requirements, and go beyond the existing features.
- 6.6.5. INTEGRATE – The proposals seek to connect with the surrounding landscape context through linking vegetation both onsite and offsite. This will limit the external views by visual screening to and from identified receptors. There are also good connections with adjacent Green Infrastructure corridors to the north and east of Site, and the proposed landscape scheme will seek to link with the external GI network.
- 6.6.6. EXTEND – The proposals will also seek to set the proposals within a Green Infrastructure setting, as well as to widen the habitat range by increasing hedgerow provision; include new watercourse elements, introduce wildflower meadow planting and tree groups to broaden the creation of habitat within the site.
- 6.6.7. By having a clear set of defining objectives at the outset, this allows careful design of the landscape allowing response to level changes, aspect, views and surrounding features of value (GI framework) to create a balanced response to the layout requirements of the Site.

7. Ecology and Biodiversity

7.1. Introduction

- 7.1.1. The ES chapter and assessment will be completed by Nicholsons, led by Senior Ecological Consultant Sam Reynolds ACIEEM. The team preparing the work have extensive experience in Biodiversity Net Gain (BNG), protected species survey, and supporting developments through the planning process.
- 7.1.2. This chapter will comprise an assessment of the likely significant effects of the Proposed Development upon ecological considerations, drawing in particular from results and recommendations from ecological survey and assessments.

7.2. Relevant Policy and Guidance

- 7.2.1. The following represent key policy and guidance in terms of ecology:
- The Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations”);
 - Wildlife and Countryside Act 1981 (as amended);
 - Hedgerow Regulations 1997;
 - The Protection of Badgers Act 1992;
 - The Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines; and
 - The Statutory Biodiversity Metric User Guide (as updated 23.07.24).
- 7.2.2. This is a non-exhaustive list of relevant policy, further policy may be referenced within the Preliminary Ecological Appraisal (PEA) and final ES chapter.

National Planning Policy

- 7.2.3. The following are key national planning policy documents, to be expanded upon by the PEA and final ES chapter:
- National Planning Policy Framework (NPPF)

Local Planning Policy

- 7.2.4. The following are key local planning policy documents, to be expanded upon by the PEA and final ES chapter:
- Leicester’s Biodiversity Action Plan 2021–2031;
 - Hinckley and Bosworth Local Plan 2020–2039;

- Hinckley & Bosworth Borough Council's Climate Change and Biodiversity Strategy 2024–2028; and
- Nuneaton and Bedworth Borough Plan 2011–2031.

7.2.5. This is a non-exhaustive list, some of these policies may have no applicable referencing, and further policies may be identified and included.

7.3. Preliminary Assessment of Baseline Conditions

Habitats

7.3.1. The Site is comprised of seven arable fields, which were collectively bound and bisected by hedgerows, some of which were complimented by wet ditches, and where some were well established and contained large, mature trees. A central corridor of semi-natural habitat and a watercourse ran from north to south through the Site, including areas of woodland and scrub habitat. A rectangular block of semi-mature woodland lies between the two south-westernmost fields. The northern boundary and western boundaries of the Site are bordered with semi-mature/mature broadleaved woodland.

7.3.2. An initial site walk over survey was undertaken on 3rd October 2024, and a PEA report will be prepared and included as an appendix to the ES. The PEA will detail the baseline habitats present and will identify any protected species constraints. Specifically, an Extended UKHab Habitat Survey and detailed botanical survey will be undertaken.

Species

7.3.3. An initial walkover survey was undertaken on 3rd October 2024, and a suite of protected species surveys are currently proposed as follows:

- Breeding Bird Surveys (BBS) – six visits are justified, given the habitats present and scale of development. Surveys will sought to be undertaken between late March and early July 2025.
- Wintering Bird Surveys (WBS) – six visits are justified, given the habitats present, the scale of development, and the distance to any SPA for waterfowl and wading birds. Surveys will be undertaken between November 2024 and February 2025, and will include at least one dusk visit. One survey (21st November 2024, daytime) has been completed to date.
- Great Crested Newts (eDNA or District Level Licencing) – eDNA undertaken between 15th April and 30th June (if chosen) or District Level Licencing can be undertaken all year round.
- Badger survey – can be undertaken year-round, survey effort to be informed by the PEA, to ascertain whether further survey will be required. A pre-works check will still be recommended.
- Bat activity surveys – may be undertaken between April to October. One survey ('autumn – September/October' – October 24th 2024) has been completed to date.

Designated sites

- 7.3.4. The Site itself is not covered by any statutory designations, and the nearest statutory designated sites are:
- Kendall's Meadow Sites of Special Scientific Interest (SSSI) – ~3.6km north
 - Burbage Common & Woods Local Nature Reserve (LNR) – ~4.5km east
 - Burbage Wood and Aston Firs SSSI – ~4.8km east
 - And further (>5km) a suite of LNR, SSSI, and a small Special Area of Conservation (SAC) (Ensor Pool – Designated solely for White-clawed Crayfish *Austropotamobius pallipes*), broadly to the southwest.
- 7.3.5. The PEA will provide an assessment of local non-statutory designated sites, a more detailed assessment of statutory designated sites and further information will also be provided within the Ecology ES chapter.

7.4. Potential Effects (including identification of specific receptors)

- 7.4.1. Broad anticipated effects (prior to any mitigation action, purely considering avoidance) of the Proposed Development could include:
- Construction phase:
 - Direct habitat loss for protected species (in particular hedgerow and ditch loss);
 - Reduction in suitability of habitat for protected species (principally bats; particularly related to hedgerow and ditch loss, as well as a loss of trees in hedgerows with potential bat roost features, and woodland edge lighting/encroachment);
 - Impacts of noise, light and human disturbance to species; and
 - Pollution of groundwater and alterations to existing local hydrology (principally the loss of wet ditches and encroachment onto the riverine corridor).
 - Operational phase:
 - Impacts of noise, light and human disturbance to species;
 - Pollution of groundwater and alterations to existing local hydrology (principally the loss of wet ditches and encroachment onto the riverine corridor); and
 - Reduction in suitability of habitat for protected species (principally bats; particularly related to woodland edge lighting/encroachment).

7.5. Scope and Methodology of Assessment (including significance criteria)

Baseline

- 7.5.1. The CIEEM Guidelines require identification of Important Ecological Features (IEFs) that could be significantly affected, either positively or negatively by a Proposed Development. IEFs may include habitats, designated sites and species of principal importance for conservation of biodiversity (under the Natural Environment and Rural Communities Act, 2006), as well as legally protected species.

Evaluation of Important Ecological Features (IEFs)

- 7.5.2. **Ecological** features will be evaluated in **the ES** terms of their nature conservation value using the criteria set out in the Guidelines. Valuation of IEFs ultimately involves professional judgement based on available guidance, information and expert advice.

- 7.5.3. The Guidelines **state** that the importance of an ecological feature should be valued as a defined geographical context. Each IEF will be valued using the following frame of reference:

- International and European;
- National;
- Regional;
- County;
- Local; and.
- Below local/Immediate Zone of Influence (Site)

Assessment

- 7.5.4. In accordance with the CIEEM guidelines, when determining impacts on IEF's, reference is made to **the** following:

- Positive or negative – i.e. whether the impact has a positive or negative affect in accordance with nature conservation objectives and policy;
- Magnitude – i.e. the size of an impact in quantitative terms where possible;
- Extent – i.e. the area over which an impact occurs;
- Duration – i.e. the time for which an impact is expected to last;
- Timing and frequency – i.e. whether impacts occur during critical life stages or seasons; and
- Reversibility – i.e. a permanent impact is one that is irreversible within a reasonable timescale or for which there is no reasonable chance of action being taken to reverse it. A temporary impact is one from which a spontaneous recovery is possible.

Significance

- 7.5.5. In accordance with the CIEEM guidelines, a significant impact, in ecological terms, is defined as “an impact (whether negative or positive) on the integrity of a defined site or ecosystem and/or the conservation status of habitats or species within a given geographical area, including cumulative and in-combination impacts”.

Deliverables

- 7.5.6. The following deliverables are currently proposed to be included to support the planning application:
- ES Biodiversity Chapter based on the above CIEEM guidance and incorporating the results of the protected species surveys;
 - Associated appendices and/or standalone reports as necessary, likely to comprise;
 - Preliminary Ecological Appraisal (PEA); and
 - Biodiversity Net Gain Assessment (BNGA).

Consultation

- 7.5.7. At this stage, no further consultation is sought other than the approval of the content of the forthcoming Biodiversity ES chapter as set out within this chapter.

Intra-Protect Effects

- 7.5.8. The effects and design of other disciplines (e.g., Water, Air Quality, Climate and Transport) will be considered in terms of ecology as part of the ES chapter. The ecological considerations are closely linked to landscape design, and close collaboration between these disciplines will be undertaken to maximise opportunities for biodiversity, in particular in achieving an appropriate uplift in terms of Biodiversity Net Gain and providing suitable mitigation areas for any protected species concerns where possible.

Cumulative Effects

- 7.5.9. A list of schemes considered as part of the cumulative effects within the ES have been submitted with the scoping report.
- 7.5.10. It is intended that cumulative ecology effects will only be assessed for the sites on the submitted list of cumulative schemes that share residual ecological impacts with the current scheme. Where there are no residual ecological impacts, there can be no cumulative ecological impacts.

Limitations to survey

- 7.5.11. Where future protected species surveys can be conducted during the appropriate survey periods, no limitations to survey are anticipated.

7.6. Preliminary Discussion of Potential Mitigation and Enhancement Measures

- 7.6.1. Mitigation measures should be embedded within design wherever possible, principally through the retention of existing habitats or features of higher ecological value via carefully defined design principles of green/blue infrastructure, landscaping, habitat creation, lighting, drainage and access. The design of the proposed development should take on board such key habitats and features of ecological value, aiming to avoid habitats of high ecological value where possible, and provide appropriate mitigation and offset where loss is unavoidable.
- 7.6.2. Where direct impacts to protected species or habitats cannot be avoided, appropriate mitigation measures are likely to be required. This may include the provision of expertise, supervision of works, or the manipulation of habitats or species by a suitably experienced and licensed individual. These measures may be captured within a Construction Environmental Management Plan (CEMP) and Landscape and Habitats Management Plan (LEMP), to be submitted with the planning application and/or to be the subject of any condition to be attached to a permission for the construction of the proposed development.
- 7.6.3. Recommendations will be provided within the ES chapter to mitigate any significant effects associated with the construction and operational phase of the proposed development. Any residual effects should be taken into account following the ES chapter, and any additional necessary compensation agreed with the local authority.

8. Cultural Heritage and Archaeology

8.1. Introduction

- 8.1.1. The Archaeology and Cultural Heritage ES chapter will be prepared by University of Leicester Archaeological Services and assess potential effects upon heritage assets (designated and non-designated) including archaeology, built heritage and historic landscapes including effects on their setting.

8.2. Relevant Policy and Guidance

- 8.2.1. The main legislative protection for designated archaeological sites is the *Ancient Monuments and Archaeological Areas Act, 1979*²⁹. This provides statutory protection for monuments of national importance (Scheduled Monuments or SMs). Scheduled Monument Consent is required before any works are carried out that would damage or alter a Scheduled Monument.
- 8.2.2. The main legislative protection for Listed Buildings and Conservation Areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*³⁰. This provides statutory protection for buildings on a list compiled by the Secretary of State and classified as Grade I, II*, II in decreasing order of significance. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.
- 8.2.3. The *National Planning Policy Framework (NPPF) (Section 16, Conserving and Enhancing the Historic Environment)*³¹ was published in 2012 and last updated December 2023. It sets out the various principles and policies related to the historic environment which guide local planning authorities. Paragraph 200 sets out the requirements for local planning authorities determining applications including requiring a description of the significance of any heritage assets affected, including any contribution made by their setting with an appropriate desk-based assessment and, where necessary, a field evaluation.
- 8.2.4. Relevant guidance includes the Chartered Institute for Archaeologists (CIfA)³², *Codes of Conduct: professional ethics in archaeology* (revised 2022)³³ which sets out the general standards of conduct to which members of the Institute are expected to adhere. It also

²⁹ Ancient Monuments and Archaeological Areas Act, 1979. <https://www.legislation.gov.uk/ukpga/1979/46/contents> [Accessed November 2024].

³⁰ Planning (Listed Buildings and Conservation Areas) Act 1990. <https://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed November 2024]

³¹ Ministry of Housing, Communities and Local Government, 2023 National Planning Policy Framework (NPPF), (Section 16, Conserving and Enhancing the Historic Environment). London: Ministry of Housing, Communities and Local Government. <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed November 2024].

³² CIfA (Various dates) Various Standards and Guidance CIfA: Reading; <https://www.archaeologists.net/codes/cifa> [Accessed November 2024].

³³ Chartered Institute for Archaeologists CIfA (Rev 2022) Codes of Conduct: professional ethics in archaeology CIfA: Reading; <https://www.archaeologists.net/sites/default/files/Code%20of%20conduct%20revOct2022.pdf> [Accessed November 2024].

provides a series of standards and guidance documents for different types of archaeological work.

- 8.2.5. Historic England, 2015 (updated 2017), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (HEAG180 GPA3)*³⁴ provides advice on understanding setting and how it might contribute to the significance of heritage assets. It sets out guidance on managing change within the setting of heritage assets including archaeological remains, historic buildings, sites, areas and landscapes.

8.3. Preliminary Assessment of Baseline Conditions

- 8.3.1. A desk-based assessment of the Site (Hunt 2024)³⁵ has been undertaken to provide baseline data to inform this Scoping report. This included consulting the Historic Environment Record (HER) for both Leicestershire and Warwickshire, visits to the Records Office and site visits were also undertaken to look at current land use and the setting of heritage features. The numbers in bold are the Historic Environment Record Reference.

Previous work in the Area

- 8.3.2. A number of archaeological investigations have previously been undertaken in the surrounding area including a desk-based assessment and geophysical survey for the Severn Trent Pipeline that covers a small area of the southern part of the Site (**ELE12151, ELE12152**). Archaeological work to the north-east of the Site has recorded Roman settlement features (**ELE9815**) as well as prehistoric, Roman, Anglo Saxon and medieval material.
- 8.3.3. Work around Coventry Road to the south-east has identified occupation ranging from the later Bronze Age through to the earlier Romano-British period (**ELE5838**) and a follow up watching brief revealed more, undated features (**ELE5841**). Further work on this site in 2001–2004 revealed Iron Age roundhouses and pits later replaced by a Roman enclosure and boundary ditches (**ELE5842**). Geophysical survey and excavation immediately south-west of the Site also revealed evidence for Romano-British settlement (**EWA11364; EWA11385**).
- 8.3.4. In contrast to this, geophysical survey and trial trenching in three areas south of the A5 has found little evidence for any archaeological features (**EWA10771, EWA10929, EWA10450, EWA10451, EWA11675, EWA11676**) and a watching brief on Dodwells Roundabout during construction only found modern features (**ELE11136**).
- 8.3.5. Designated Heritage assets in the vicinity includes the Ashby Canal conservation area to the east of the Site. There are no Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Battlefields within a 1km radius of the Site.

³⁴ Historic England, 2015 (updated 2017), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (HEAG180 GPA3)*

³⁵ Hunt, L. 2024 An archaeological desk-based assessment for land at Harrow & Wapping Farm, west of Hinckley, Leicestershire. Unpublished ULAS Report 2024–063

Prehistoric

- 8.3.6. A number of prehistoric finds have been made in the surrounding area including a large scatter of Neolithic/ Bronze Age flint 850m north-east of the Site (**MLE21784**). A Neolithic pit was found nearby during trial trenching (**MLE22569**). Excavations around Coventry Road also recorded a prehistoric ditch (**MLE8921**) and to the south an Iron Age enclosure containing three roundhouses and an unenclosed area with a further four houses. Various finds were recovered including 217 sherds of Iron Age pottery (**MLE8919**).

Roman

- 8.3.7. The Site lies to the north of the modern A5, which follows the line of the Roman road known as Watling Street. The road ran from Chester to Richborough, and forms the modern border between Leicestershire and Warwickshire. Within Leicestershire it runs through Roman settlements at Tripontium, Venonae (High Cross) and Manduessedum (**MLE1388**; **MWA420**).
- 8.3.8. The archaeological work at Coventry Road revealed a Roman enclosure overlying the earlier Iron Age site with finds including pottery and a roof tile (**MLE8920**). To the north lay a large Roman enclosure and a smaller trapezoidal one. A large amount of pottery and building material was recovered (**MLE10141**).
- 8.3.9. Archaeological work at Callendar Farm, Nuneaton, 600m south-west of the Site revealed Romano-British activity including a 1st century ring gully, ditches, and pits and a corn drier dated to the 2nd-3rd centuries. Large quantities of pottery were recovered along with building material and an Iron Age quernstone (**MWA32010**).
- 8.3.10. A Roman coin hoard was found during railway construction in the late 19th century at Harrow Farm, 330m east of the Site (**MLE7940**).

Medieval

- 8.3.11. The Site lies mainly within the parish of Higham on the Hill, which contains the village of Higham situated on the highest point in the area plus the two deserted hamlets of Lindley and Rowden, which lie to the west of the Site. Although the name Higham is Anglo-Saxon in origin and refers to 'the high farm or enclosure', the village of Higham does not appear in the Domesday survey of 1086, though the lost village of Lindley is mentioned. St Peter's Church was built between 1130 and 1180 and the Norman (Romanesque) tower remains, with other parts of the present church added in the 18th and 19th centuries.
- 8.3.12. The Site lies at the eastern edge of the parish, 1.8m south-east of the medieval village core of Higham within what would have been the agricultural hinterland of the village during medieval times. There are very few recorded archaeological finds of this date recorded on the HER, mostly with just a few finds of medieval pottery (**MLE21785**).

Post-medieval

- 8.3.13. The modern A5 was part of a turnpike road during the post-medieval period and earlier pre-modern surfaces of the road have been found along its length (**MLE21270**). The former turnpike road from Leicester to Nuneaton (now the A47) lies to the east (**MLE20657**). A public house, known as The Harrow Inn lay adjacent to the south-east corner of the Site, also the

location of Harrow Farm, shown on most of the early maps of the area and demolished in the 1960s (**MLE23623**). The Ashby Canal runs just to the east of the Site (**MLE8916**) and is covered by a Conservation Area. The Hinckley & Stoke Golding Railway Branch Line (**MLE16050**) ran just west of the canal and its line is still visible along the eastern edge of part of the Site.

- 8.3.14. A post-medieval trackway has been located off the Long Shoot, 250m south-west of the Site (**MWA29637**). Clay extraction pits were found at Padge Hall Farm, 600m to the south during archaeological work in 2020 (**MWA32252**).

Historic Landscape Character

- 8.3.15. The Historic Landscape Character of the Site and the surrounding area comprises Fields and Enclosed Land with much of it recorded as Planned Enclosure (small or large fields with a geometric planned appearance, laid out by surveyors during later 18th and 19th centuries enclosure of the fields. The 1m LiDAR data shows little evidence for surviving ridge and furrow earthworks, although this is present in the fields outside the Site, to the west, south and east.

Archaeological potential

- 8.3.16. Although there are no known features within the Site itself, the presence of the A5 Roman Road and Iron Age and Roman settlement remains as well as several large scatters of flint and other artefacts from the late prehistoric period suggests that there is Moderate potential for previously unknown prehistoric and Roman remains to exist within the Site.
- 8.3.17. The Site lies outside the medieval settlement cores of Higham and Hinckley and appears to have been fields on the edge of the settlements from at least the medieval period onwards. There are few known medieval and post-medieval remains recorded in the area and therefore, there is Low potential for previously unknown medieval and post-medieval archaeology to exist within the Site.
- 8.3.18. The value of any previously unknown archaeology is **Unknown**, however, based on the archaeology in the surrounding area, it is likely to be of **Low – Medium** value.
- 8.3.19. There has been significant disturbance to the Site including the STW pipeline along the southern edge, a gas pipeline running north-west to south-east and one running just north of the STW pipeline. This will have disturbed any archaeology within these areas and will provide constraints on any archaeological investigations

8.4. Potential Effects (including identification of specific receptors)

- 8.4.1. There is potential for previously unknown archaeological remains to exist within the Site especially from the prehistoric – Roman periods. Any such remains are likely to be Key Sensitive receptors as there will be direct physical impacts on any archaeology identified within Site during construction.
- 8.4.2. A geophysical survey will be undertaken. This and any further work implemented following the results of this survey will help to identify these remains and the likely impacts.
- 8.4.3. As the Roman Road is now a busy modern road (A5), there will not be any impacts on its setting and this will not be considered further.

8.4.4. The desk-based assessment has suggested that there may be some impacts on the setting of the Canal Conservation Area although initial analysis suggest that this is likely to be minor. There is unlikely to be any effects on the setting of any other cultural heritage assets outside of the Site.

8.4.5. There will be an impact on the Historic Landscape Character as its function and character will change.

8.5. Scope and Methodology of Assessment (including significance criteria)

8.5.1. Baseline data has already been obtained from the Historic Environment Record (HER) as well as supplementary information including maps, aerial photographs and previous archaeological work to gain information about the known or potential archaeological and cultural heritage resources within the assessment area and this is presented in the Desk Based Assessment.

8.5.2. This will be supplemented by a geophysical survey undertaken across the Site. Previous work in the area suggests that this is an effective technique to identify both archaeological features and areas of disturbance. Depending on the results of the survey further investigative work may be required to clarify the archaeological potential and impact. All work will be informed by a Written Scheme of investigation (WSI), agreed with the relevant Planning Archaeologist.

8.5.3. During the course of the assessment, the following consultees will be consulted:

- The Planning Archaeologist for Leicestershire County Council as advisor to Hinckley and Bosworth Borough Council.
- The Planning Archaeologist for Warwickshire County Council as advisor to Nuneaton and Bedworth Borough Council.

8.5.4. The method used for assessing the likely significant effects of the Proposed Development on the cultural heritage receptors has been produced with regard to the National Planning Policy Framework, Section 16 'Conserving and enhancing the Historic Environment' (NPPF 2023).

8.5.5. Heritage assets within the study area and their value will be identified. The value of the receptors is defined as set out in **Table 8.1**. As historic and archaeological remains can be difficult to determine and assess without intrusive fieldwork there is also the option for them to be categorised as Unknown.

8.5.6. The likely impact of the Proposed Development is determined by taking the baseline conditions of the Site and the heritage resource identified by the assessment and assessing the level of change caused by from the Proposed Development. Impacts on setting will be identified using the staged process outlined in Historic England's The Setting of Heritage Assets.

8.5.7. Impacts will be described on a scale from Major to Negligible (**Table 8.2**) based on the magnitude of change (impact) of the heritage asset with an option for No Change. The magnitude of impact does not take into account the value of the resource and can be positive (Beneficial) or negative (Adverse). Where it is not possible to confirm the impact (e.g. due to lack of development design information or details on buried deposits) a professional

judgement as to the scale of such impacts is applied. The assessment will deal with impacts during both the construction and the operation of the scheme.

- 8.5.8. The significance of Environmental Effects is considered to be the product of the sensitivity/value of the environmental resource likely to be affected and the magnitude of the impact, whether positive or negative upon it. The residual assessment of significance will take into account any additional mitigation and enhancement beyond those embedded. A matrix is used as a check to identify the effect on the heritage asset (**Table 8.3**).

Table 8.1: Assessing Value

Value	Description
Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).
Unknown	There is not enough information on the resource to identify its value.

Table 8.2: Assessing magnitude of impact

Magnitude of Impact	Description
Major	Adverse – Substantial loss of resource, severe damage to key characteristics, features or elements or the setting of the asset. Beneficial – Large scale or major improvement of resource quality, extensive restoration or enhancement, increased accessibility and understanding of assets.
Moderate	Adverse – Loss or modification of asset, but not adversely affecting the integrity. Partial loss of/damage to key characteristics, features or elements or the setting of the asset. Beneficial – Benefit to, or addition of, key characteristics, features or elements, improvement to accessibility, setting and knowledge

Minor	Adverse – Minor loss to part of the asset or change in the existing setting. Beneficial – Increased accessibility or minor improvement in setting
Negligible	Very minor changes to asset or its setting
No Change	No change to the asset or its setting

Table 8.3: Assessing the Overall Effect

Value	Magnitude of Impact (Adverse or Beneficial)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

8.6. Preliminary Discussions of Potential Mitigation and Enhancement Measures

- 8.6.1. The mitigation strategy will be designed in consultation with the relevant Planning Archaeologists.
- 8.6.2. The strategy will largely depend on the results of the geophysical survey but is likely to comprise a mixture of preservation by record (e.g. survey and recording, evaluation, excavation, watching briefs) and preservation in situ (where there are no direct impacts from ground works).

9. Water Resources (including Flood Risk and Drainage)

9.1. Introduction

9.1.1. This study will undertake an assessment of the potential effects of the Proposed Development on water resources. This will include onsite and offsite flood risk, surface water and groundwater quality in relation to the Application Site (Site) and adjacent land.

9.2. Relevant Policy and Guidance

9.2.1. The following national policies and guidance are relevant to this study.

- National Planning Policy Framework (NPPF);
- Planning Practice Guidance (PPG);
- DEFRA Non-statutory technical standards for sustainable drainage systems³⁶; and
- DEFRA Catchment Based Climate Change Allowances (river flow and rainfall)³⁷.

9.2.2. As the Site falls within Leicestershire County Council (LCC) and Warwickshire County Council (WCC), therefore the proposals will need to meet the requirements of both of these LLFAs as follows:

- LCC's Local Flood Risk Management Strategy for Leicestershire – February 2024³⁸; and
- WCC's Flood Risk Guidance for Development – June 2023³⁹.
- The borough councils in this locality are Hinckley and Bosworth Borough Council (HBBC,) and Nuneaton and Bedworth Borough Council (NBBC) their guidance is as follows:
- Hinckley & Bosworth SFRA – 2019/2020⁴⁰; and
- NBBC Managing Flood Risk and Water Quality 2015⁴¹.

9.2.3. The above are the primary sources of planning policy guidance for this scheme. Further secondary guidance and best practice guidance such as the CIRIA publications will also be referred to as necessary.

³⁶ DEFRA, Non-statutory technical standards for sustainable drainage systems.

³⁷ DEFRA, Catchment Based Climate Change Allowances (river flow and rainfall).

³⁸ Leicestershire County Council, 2024, Local Flood Risk Management Strategy for Leicestershire – February 2024.

³⁹ Warwickshire County Council, 2023, Flood Risk Guidance for Development – June 2023.

⁴⁰ Hinckley and Bosworth Borough Council, 2019/2020, Strategic Flood Risk Assessment (SFRA) – 2019/2020.

⁴¹ Nuneaton and Bedworth Borough Council, 2015, Managing Flood Risk and Water Quality.

9.3. Preliminary Assessment of Baseline Conditions

- 9.3.1. The Site and adjacent land are located within the low risk Flood Zone 1, land with a risk of flooding from rivers of less than 1 in 1,000 annual exceedance probability (<0.1% AEP). This conclusion is supported by the Environment Agency Flood Map for Planning⁴² and the Hinckley & Bosworth SFRA – 2019/2020⁴³.
- 9.3.2. The existing Site comprises greenfield land utilised for arable agriculture. The topographical survey of the Site shows levels to fall generally from north to south east in line with the watercourse, however there are higher landforms to the west and east that channel overland flows towards the watercourse. Levels fall from 91m AOD in the north to 88m AOD at the south of the Site where the watercourse exits the Site. The higher landform in the south west is the high point of the Site at 95m AOD, with another localised high point at the eastern boundary of 94m AOD. There is an ordinary watercourse and numerous semi dry ditches on the Site that drain the land from north to south east in line with the fall of the general topography.
- 9.3.3. The majority of the Site is at low or negligible flood risk but there are elevated surface water flood risk areas associated with the ditches and watercourse.
- 9.3.4. The ground conditions are understood to be generally cohesive soils with clay at shallow depth.

9.4. Potential Effects (including identification of specific receptors)

- 9.4.1. The Site development proposals are of a scale that will result in a significant increase in the impermeable surface area and an inherent potential for accelerated surface water runoff – in comparison to the baseline conditions. While the proposed industrial and commercial uses are unlikely to result in significant contamination of local water bodies, the large scale of the development proposals does give rise to the potential for contamination. Mitigation of these potential impacts will be key issues for the Flood Risk Assessment and Drainage Strategy to address.
- 9.4.2. Potential receptors are the existing development ribbon along the north of the A5 and the downstream watercourse.

9.5. Scope and Methodology of Assessment (including significance criteria)

- 9.5.1. To define the significance of effects of the Proposed Development on water resources, flood risk and drainage, both the sensitivity of the receptor and the magnitude of change will be assessed.
- 9.5.2. The proposed sensitivity definitions for the assessment of the effect significance are detailed in **Table 9.1** below.

⁴² Environment Agency, Flood Map for Planning.

⁴³ Hinckley and Bosworth Borough Council, 2019/2020, Strategic Flood Risk Assessment (SFRA) – 2019/2020.

Table 9.1: Receptor Sensitivity

Susceptibility	Assessment Criteria
High	Receptor with a high quality and rarity, regional or national scale importance and limited potential for substitution/replacement: • Areas located within Flood Zone 3b. • Active flood plain area with importance in relation to flood defences. • Conveyance of flow and material, such as a Main River >10m wide. • Excellent water quality
Medium	Receptor with a medium quality and rarity, local scale importance and limited potential for substitution/replacement. • Areas located within Flood Zones 2 and 3 • Watercourses < 10m • Active flood plain area with importance in relation to flood defences • Conveyance of flow and material, such as a Main River >10m wide • Good water quality • Highly productive aquifer
Low	Receptor with a low quality and rarity, limited local scale importance and reasonable potential for substitution/replacement: • Areas located within Flood Zone 1 • Watercourses < 10m wide • Watercourse not widely used for recreation, or recreation user not directly related to watercourse quality. • Moderately productive aquifer.
Negligible	Receptor with a negligible quality and rarity, local scale and good potential for substitution/ replacement: • Areas located within Flood Zone 1 • Watercourses <5m wide • Polluted/poor water quality • Low productivity aquifer/rocks with essentially no groundwater.

9.5.3. The magnitude of change of impact on an identified receptor is detailed in **Table 9.2**. The magnitude of change is independent of its sensitivity and will be determined by professional judgement with supporting evidence provided in the Flood Risk Assessment and Drainage Strategy report, as detailed from 9.5.6 onwards.

Table 9.2: Magnitude of Change Criteria to Water Resources

Magnitude	Definition
High	Significant change in baseline flood risk (spatial extent, temporal duration, flow, water level). Result in major changes to the aquatic environment (e.g. permanent deterioration in flow regime, water quality or habitat) that would result in a permanent change. Permanent loss of water resources or reduced water resource availability. Pollution of potable sources of abstraction. Significant change in baseline flood risk (spatial extent, temporal duration, flow, water level).
Medium	Moderate change in baseline flood risk (spatial extent, temporal duration, flow, water level). Marginal change to the aquatic environment (e.g. in relation to flow regime, water quality or habitat) that would result in a temporary (but reversible) change. Reduction in water resource availability and/or quality.
Low	Nominal change in flood risk (spatial extent, temporal duration, flow water level). Marginal change to the aquatic environment (e.g., in relation to flow regime, water quality or habitat) that would result in a temporary (but reversible) change. Minor reduction in water resource availability and/or quality, which would not affect water users.
Negligible	No measurable change in flood risk (spatial extent, temporal duration, flow, water level). No measurable change to the aquatic environment (e.g. in relation to flow regime, water quality or habitat). No measurable change to the resource availability or quality.

- 9.5.4. The significance of effects is determined by considering the sensitivity of the identified receptor (**Table 9.1**) and the magnitude of change (**Table 9.2**). The effect is defined in accordance with the matrix presented in **Table 9.3**.

Table 9.3: Significance Criteria

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 9.5.5. Based on **Table 9.3** above, the effects of the Proposed Development on water resources will be defined as either major, moderate, minor or negligible. Only major and moderate effects are considered to be significant in terms of the EIA regulations, these have been highlighted in green in **Table 9.3**.

Flood Risk Assessment and Drainage Strategy report

- 9.5.6. A Flood Risk Assessment and Drainage Strategy will be undertaken. This will demonstrate that the Site, and its prospective occupants, will not be at an unacceptable risk from flooding and demonstrate that the Proposed Development does not increase flood risk elsewhere. This assessment will be written in accordance with the policy and guidance noted above.
- 9.5.7. It is noted that the Planning Practice Guidance for Flood Risk and Coastal Change states that all forms of development are appropriate within Flood Zone 1, without the requirement to apply the Sequential and Exception Tests.
- 9.5.8. Discussions will be held with Severn Trent Water (STW), as local sewerage provider, and LCC/WCC, as Lead Local Flood Authorities, to develop an appropriate drainage strategy. The discussions will be informed by a Site Investigation Study that will assess the near surface ground/soil conditions and hydrogeology.
- 9.5.9. The Flood Risk Assessment and Drainage Strategy will be supplemented by a surface water hydraulic model that will assess flood risk across the Site in relation to the ditches and watercourse. This will provide modelled flood levels for the baseline condition and development proposal that will inform the design process and ensure that flood risk is managed both onsite and offsite.
- 9.5.10. SuDS proposals will be developed by the design team in cooperation with the regulators to ensure that offsite surface water flows generated by the development proposals are restricted to the existing greenfield runoff rates. The SuDS proposals will also ensure surface

water quality in line with CIRIA guidance to prevent contamination of surface water and ground water.

- 9.5.11. Recommendations for the future maintenance of the surface water drainage and SuDS assets will also be provided to ensure their future performance, resilience and longevity.

9.6. Preliminary Discussion of Potential Mitigation and Enhancement Measures

- 9.6.1. The primary objective of the Flood Risk Assessment and Drainage Strategy is to ensure that the development proposals are safe from flooding without increasing the risk of flooding to others. In order to achieve this works will be undertaken as noted above.
- 9.6.2. The potential increase in surface water flood risk, as a result of The Proposed Development, will be mitigated by setting development levels in line with the findings of the surface water hydraulic model and by providing a comprehensive SuDS drainage strategy.
- 9.6.3. The SuDS proposals will be assessed in line with the CIRIA SIA approach to ensure that the quality of the watercourse and local groundwater sources is maintained.
- 9.6.4. The development stage surface water model will ensure that flood risk to others will not be increased in relation to the baseline condition.

10. Transport and Access

10.1. Introduction

- 10.1.1. This chapter of the Environmental Statement (ES) Scoping Report has been prepared by Stantec UK and sets out the technical details of the transport and access related environmental impacts which will be reported in the ES.
- 10.1.2. Transport and access have been scoped into the ES due to the potential for significant effects. The Transport and Access ES chapter will consider the likely impacts on; severance, driver stress and delay, pedestrian and cyclist amenity, accidents and safety and impacts of the construction and operational phases of the Proposed Development. It will be complemented by a Transport Assessment (TA) and Travel Plan (TP) that will be submitted alongside the ES as part of the planning application.
- 10.1.3. The policy and guidance, proposed methodologies and scope of the assessment are provided in the following sections.

10.2. Relevant Policy and Guidance

- 10.2.1. The following key national policy and guidance documents will be taken into consideration while drafting the Transport ES chapter:
- Institute of Environmental Management and Assessment (IEMA) Guidelines: Environmental Assessment of Traffic and Movement (2023)⁴⁴; and relevant references in this guidance to Design Manual for Roads and Bridges (DMRB)⁴⁵.
 - National Planning Policy Framework (December 2023) – This is currently being updated by the Government and the latest version of this document will be taken into consideration while drafting the transport chapter of the ES. The updated framework is expected to put greater emphasis on a vision and validate approach to the transport strategy for development. This is in line with the proposed transport strategy for the proposed development.
 - Planning Practice Guidance – The relevant national Planning Practice Guidance titled *Travel Plans, Transport Statements and Statements*, issued in 2014, was prepared in consultation with Department for Communities and Local Government (DCLG)⁴⁶, and brings together current practice from examples from around the country. The Planning Practice Guidance provides advice on what information should be included in Transport Assessments and Travel Plans that will be prepared to support the transport chapter of the ES.

⁴⁴ Institute of Environmental Management and Assessment (IEMA), 2023, Guidelines: Environmental Assessment of Traffic and Movement.

⁴⁵ Department for Transport (DfT), 2023, Design Manual for Roads and Bridges (DMRB), as referenced in IEMA Guidelines.

⁴⁶ Now known as the Ministry of Housing, Communities and Local Government (MHCLG)

- Decarbonising Transport: A Better, Greener Britain – This was released by the Department for Transport (DfT) in July 2021⁴⁷ and sets out the plan to decarbonise the entire transport system in the UK. The document presents the path to net zero transport in the UK, the wider benefits it can deliver, and sets out the principles that underpin the approach to delivery, and sets out the UK's commitments and the actions needed from local authorities to decarbonise transport.
- DfT's 'Strategic Road network and the delivery of sustainable development' Circular 01/2022⁴⁸ – This policy paper was released in December 2022 and outlines how National Highways will engage in plan-making and decision-taking to support the delivery of sustainable development.
- DfT's and Active Travel England's (ATE's) Gear Change: a bold vision for cycling and walking⁴⁹ – This policy paper describes the vision to make England a great walking and cycling nation. It sets out the actions required at all levels of government to make this a reality and ATE. As part of this vision, the second cycling and walking investment strategy (CWIS2) outlines the government's ambition to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey by 2040.

10.2.2. The following key local policy and guidance documents will be taken into consideration while drafting the transport chapter of the ES and the supporting Transport Assessment and Travel Plan:

- Hinckley and Bosworth Borough Local Plan (2006– 2026) – The Local Plan was adopted in December 2008 and sets out the proposed growth strategy up to 2026 in terms of housing, jobs, and associated infrastructure in the Borough.
- Nuneaton and Bedworth Borough Local Plan (2021–2039) – The Local Plan was adopted in June 2019. It *"sets out the vision and framework for future development in the area, addressing needs and opportunities relating to housing, the economy, community facilities and infrastructure; as well as being a basis for safeguarding the environment, adapting to climate change and securing good design"*.
- Leicestershire County Council Local Transport Plan (LTP)⁵⁰ – The current LTP3 is coming to an end and will be replaced by LTP4 to support the delivery of transport infrastructure and *"transport solutions to benefit local communities, visitors, and users throughout the county"*. The strategy will be delivered in three phases to achieve a number of visions to overcome:
 - Access to employment;
 - Disparity in access to education;

⁴⁷ Department for Transport (DfT), 2021, Decarbonising Transport: A Better, Greener Britain, July 2021.

⁴⁸ Department for Transport (DfT), 2022, Strategic Road Network and the Delivery of Sustainable Development, Circular 01/2022, December 2022.

⁴⁹ Department for Transport (DfT) and Active Travel England (ATE), Gear Change: A Bold Vision for Cycling and Walking, 2020.

⁵⁰ Leicestershire County Council, Local Transport Plan (LTP), LTP3 (currently being replaced by LTP4).

- Health inequality;
 - Addressing poor connectivity;
 - Preventing isolation and social exclusion;
 - A resilient and reliable transport network; and
 - Supporting enhancement and recovery of the environment.
- Warwickshire County Council Local Transport Plan (LTP)⁵¹ – Warwickshire’s LTP4 was adopted in July 2023 and sets out the *“overall transport strategy and general policies, through which the county’s transport network will be managed and improved”*. The strategy is based around four key themes:
 - Environment – Travel choices which contribute to Carbon Net Zero and leave no negative impacts on our environment;
 - Wellbeing – A range of transport options which provide safety, comfort and health for users and those affected by transport;
 - Places – Urban and rural areas, and the connections between them, where transport choices work sustainably with the local environment; and
 - Economy – A modern, flexible economy which is supported and strengthened by transport options.

10.3. Preliminary Assessment of Baseline Conditions

- 10.3.1. The Transport and Access ES chapter will provide a description of the local transport infrastructure and services including:
- The local highway network (including speed restrictions, pedestrian footway provision, and lighting);
 - Pedestrian amenities in the area;
 - Cycle paths and other provision for cyclists in the area; and
 - Local public transport services (bus stop location and amenities, local bus routes, nearest rail station and destinations served by rail services).
- 10.3.2. The Transport and Access ES chapter will provide baseline traffic flows for the base year of 2024. This will be reported as 18-hour AAWT and 24-hour AADT; and will provide both the total traffic flows and HGV flows separately.
- 10.3.3. Collision data for the study area will be obtained and analysed within the Transport Assessment which accompanies the ES.

⁵¹ Warwickshire County Council, 2023, Local Transport Plan (LTP) 4, adopted July 2023.

10.4. Potential Effects (including identification of specific receptors)

- 10.4.1. To assess the transport related environmental impact of the Proposed Development, reference will be made to the IEMA Guidelines and DMRB.
- 10.4.2. The IEMA Guidelines provide a checklist of environmental impacts to be assessed which allows for a comprehensive assessment of the effects resulting from changes in traffic levels associated with the Proposed Development. The Transport and Access ES chapter will consider the assessment of the following:
- Severance;
 - Non-Motorised User Amenity;
 - Fear and Intimidation;
 - Road Safety;
 - Driver Delay;
 - Pedestrian Delay, and
 - Hazardous Loads.
- 10.4.3. Assessment of traffic on the above impacts will be undertaken for the Construction and Operational stages of the Proposed Development.
- 10.4.4. For the purposes of this assessment, no hazardous loads are expected to be associated with the Construction and Operational stages of the Proposed Development and have therefore been scoped out of this assessment.

Receptors and Receptor Sensitivity

- 10.4.5. The IEMA Guidelines identify user groups and special interest which should be considered as receptors for assessment of environmental impacts:
- User Groups:
 - Non-motorised users;
 - Public right of way users;
 - Motorists and freight vehicles;
 - Public transport; and
 - Emergency services.
 - Special Interests:
 - People at home;

- People at work;
- Sensitive and/or vulnerable groups (including young age; older age; income; health status; social disadvantage; and access and geographic factors);
- Locations with concentrations of vulnerable users (e.g. hospitals, places of worship, schools);
- Retail areas;
- Recreational areas;
- Tourist attraction;
- Collision clusters and routes with road safety concerns; and
- Junctions and highway links at (or over) capacity.

10.4.6. Categories of receptor sensitivity will be defined from the principles set out in the IEMA Guidelines, and include the following:

- the need to identify particular groups or locations which may be sensitive to changes in traffic conditions;
- the list of affected groups and special interests set out in the guidance; and
- the identification of links or locations where it is felt that specific environmental problems may occur.

10.4.7. These categories will be used to outline in broad terms the sensitivity of receptors to traffic for the categories of impact assessed in this chapter, although in detail, each receptor assessed will have a different sensitivity to each specific impact.

10.4.8. High sensitivity receptors include users of/associated with:

- schools, colleges and other educational institutions;
- playgrounds;
- retirement/care homes for the elderly or infirm;
- social rented accommodation;
- roads with no footways; and
- accident blackspots.

10.4.9. Moderate sensitivity receptors include users of/associated with:

- hospitals, surgeries and clinics;
- parks and recreation areas;

- congested junctions;
- unsegregated cycleways;
- community centres;
- conservation areas;
- shopping areas; and
- roads with narrow footways.

10.4.10. Low sensitivity receptors include users of/associated with:

- open space;
- tourist/visitor attractions;
- nature conservation areas;
- historic buildings;
- churches; and
- residential areas with adequate footway provision.

10.5. Scope and Methodology of Assessment (including significance criteria)

- 10.5.1. An assessment will be undertaken of the likely significant effects of the Proposed Development in terms of transport and access in the context of the Site and the surrounding area. In particular, the assessment will consider the effects of changes in traffic flows resulting from the Proposed Development during the Construction and Operational phases.
- 10.5.2. The assessment will draw on information from the Transport Assessment and the Travel Plan to be appended to the ES. The Transport Assessment will provide a detailed assessment of the peak hour traffic impact and road safety implications of the Proposed Development, and will identify measures to mitigate the impact of the Proposed Development. It will present access arrangements and describe measures to provide access by all modes of transport. The Travel Plan will identify measures which reduce car-based travel, in accordance with current policy as set out in the Government's Transport Decarbonisation Plan and the Circular 1/2022.
- 10.5.3. The significance of potential transport impacts will be determined using criteria developed from best practice. The significance of effect will be derived from the magnitude (or scale) of the change, and the sensitivity of the receptors affected. Categories of magnitude of impact and receptor sensitivity will be defined to determine the level or significance of effect.
- 10.5.4. The IEMA Guidelines make it clear that a *"...critical feature of environmental assessment is determining whether a given effect is significant"*. Further, *"...for many effects, there are no simple rules or formulae that define appropriate assessment thresholds and therefore there is a need for interpretation and judgement on the part of the competent traffic and movement expert, backed up by data or quantified information wherever possible. Such*

judgements will include the assessment of the numbers of people experiencing an impact and the sensitivity of those people, as well as the assessment of the damage to various natural or cultural resources".

Geographical Scope

- 10.5.5. The IEMA guidelines suggest the following broad rules for determining the study area:
- highway links where traffic flows will increase by more than 30% (or the number of heavy vehicles will increase by more than 30%); and
 - highway links of high sensitivity where traffic flows have increased by 10% or more.
- 10.5.6. These rules will be used as the criteria to determine the study area for the Transport and Access ES chapter.

Temporal Scope

- 10.5.7. The IEMA guidelines recommend that the environmental assessment should be undertaken for the existing situation, construction phase, and opening year or the first full year of operation of the Proposed Development. The Transport and Access ES chapter will therefore assess:
- (Existing) Base Year of 2024;
 - Construction year (for the year that is determined to have the most traffic movements taking place);
 - Opening Year of 2028 (with and without the Proposed Development); and
 - Completion Year of 2036 (with and without the Proposed Development).

Severance

- 10.5.8. The IEMA Guidelines state that "severance is the perceived division that can occur within a community when it becomes separated by a major transport infrastructure". "Changes in traffic flow of 30%, 60% and 90% are regarded as producing 'slight', 'moderate' and 'substantial' changes in severance respectively". However, the guidance acknowledges that the measurement and prediction of Severance is extremely difficult. The assessment of Severance pays full regard to specific local conditions, in particular the location of pedestrian routes to key local facilities and whether or not crossing facilities are provided.
- 10.5.9. The DMRB Sustainability and Environment LA 112 'Population and Human Health' provides guidance on the assessment of new Severance for the trunk road schemes for which the DMRB was prepared. This assessment is based upon the 2-way Annual Average Daily Traffic Flow (AADT) on a link and the sensitivity of the receptor. It states that this new Severance should be described in terms of "Low", "Medium", "High" or "Very High". These definitions are shown in **Table 10.1**. For the purposes of assessing likely significant effects of the changes for Severance, the DMRB descriptions will be applied to both the base and forecast year flows. Using the derived weighted assessment scores, assessment will be conducted as to whether there has been a step change (for example from Low to Medium) in the level of Severance for the future year scenarios (between the with and without the Development scenarios) –

and therefore, the magnitude of impact of the Proposed Development for Severance is determined by the criteria set out in **Table 10.4** (see Fear and Intimidation section).

Table 10.1 Pedestrian Severance Levels

Severance Level	Traffic Flow (AADT)
Very High	>16,000
High	8,000 – 16,000
Medium	4,000– 8,000
Low	<4,000

Non-Motorised User Amenity

- 10.5.10. Broadly defined as the relative pleasantness of a journey, “Non-Motorised User Amenity” is affected by traffic flow, traffic composition and the footway width/separation from traffic. The IEMA guidelines suggests a tentative threshold for judging the significance of changes in non-motorised user amenity of where traffic flow (or its Heavy Vehicle (HV) component) is halved or doubled. However, the assessment should pay regard to specific local conditions.
- 10.5.11. The Transport and Access ES Chapter will use the change in traffic flows to determine the magnitude of impact for Non-Motorised User Amenity in conjunction with assessing the available facilities (such as pedestrian crossings) that would facilitate better movements for these users.

Fear and Intimidation

- 10.5.12. The magnitude of impact of fear and intimidation is dependent upon the volume of traffic, its heavy vehicle composition, the speed of vehicles, and its proximity to people or the lack of protection caused by such factors as narrow pavement widths. The IEMA Guidelines state that there are no commonly agreed thresholds for estimating this from known traffic and physical conditions, but it does nevertheless suggest some thresholds which could be used, based on previous research. A weighting system will be applied to the four conditions shown in **Table 10.2**; this will be used to determine the degree of hazard.

Table 10.2 Fear and Intimidation Degree of Hazard

Average traffic flow over 18-hour day – all vehicles/hour 2-way (a)	Total 18-hour heavy vehicle flow (b)	Average vehicle speed (c)	Degree of hazard score
+1,800	+ 3,000	>40	30
1,200 – 1,800	2,000 – 3,000	30-40	20
600 – 1,200	1,000 – 2,000	20-30	10

<600	< 1,000	<20	0
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- 10.5.13. The total score from all three elements is combined to provide a 'level' of Fear and Intimidation as shown in **Table 10.3**.

Table 10.3 Fear and Intimidation Thresholds (IEMA) – weighted

Level of Fear and Intimidation	Total hazard score (a) + (b) + (c)
Extreme	71+
Great	41-70
Moderate	21-40
Small	0-20

- 10.5.14. Using the derived weighted assessment scores, assessment will be conducted as to whether there has been a step change (for example from Small to Moderate) in the level of Fear and Intimidation for the future year scenarios (between the with and without the Development scenarios) – and therefore, the magnitude of impact of the Proposed Development for Fear and Intimidation. The criteria to be applied are shown in **Table 10.4**.

Table 10.4 Fear and Intimidation Magnitude of Impact

Magnitude of Impact	Change in step/traffic flows (AADT) from baseline conditions
High	Two step changes in level
Medium	One step change in level, but with >400 veh increase in average 18hr AV two-way all vehicle flow; and/or >500 HV increase in total 18hr HV flow
Low	One step change in level, with <400 veh increase in average 18hr AV two-way all vehicle flow; and/or <500 HV increase in total 18hr HV flow

Negligible	No change in Step
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Road Safety

- 10.5.15. The IEMA guidance advocates for a calculation of collision rates to be undertaken as an approximation of the potential for road safety impacts. The guidance also states the identification of collision clusters is an acceptable assessment of road safety impacts, to identify any emerging patterns or factors that could be exacerbated by the increase of traffic.
- 10.5.16. The Transport and Access ES chapter will assess the most recently available collision data for the last five years and identify if there are any collision clusters which the Proposed Development may impact.

Driver and Passenger Delay

- 10.5.17. Driver and passenger delays *"are only likely to be significant when the traffic on the network surrounding the development is already at, or close to, the capacity of the system"*. The IEMA Guidelines refer to the delay estimates provided through transport modelling software such as Transport Research Laboratory's Junctions 10 suite or JCT's LinSig and will be used for the purposes of the assessment.
- 10.5.18. The finding of the Transport Assessment will be used to determine the impacts of the Proposed Development on driver and passenger delay.

Pedestrian Delay

- 10.5.19. Changes in the volume, composition or speed of traffic may affect the ability of people to cross roads. The IEMA Guidelines suggest that assessors *"... use their judgement to determine whether pedestrian delay constitutes a significant impact"*. For the purposes of this assessment, the Severance threshold levels identified in **Table 10.2** will be applied to Pedestrian Delay.

The Determination of Significance of Effect

- 10.5.20. Magnitude of impact, based on the change that the Proposed Development will have upon the receptors, will be considered within the range of major, moderate, minor and negligible. Consideration will be given to scale, duration of impact/effect (e.g. for construction, short-term for 1-2 years, medium-term for 3-5 years, long-term for 5 years and greater, and permanent, dependent upon project timeframes) and extent of the Development with reference to the definitions in **Table 10.5** (taken from DMRB LA104).

Table 10.5 Magnitude of impact

Magnitude of Impact (degree of change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

- 10.5.21. The predicted level of effect (Significance of effect) will be based upon the consideration of magnitude of impact and sensitivity of the resource/receptor to come to a professional judgement of how important this effect is, and this is shown in **Table 10.6**.

Table 10.6 Level of Significance of Effect

		Sensitivity of Receptor		
		High	Moderate	Low
Magnitude of Impact	Major	Major Adverse/Beneficial	Major – Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial
	Moderate	Major – Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
	Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial – Negligible
	Negligible	Negligible	Negligible	Negligible

10.5.22. With reference to the classification of Severance, and Fear and Intimidation set out in **Table 10.4**, the corresponding Magnitude of Impact in **Table 10.6** is as follows:

- Substantial/High = Major
- Moderate/Medium = Moderate
- Slight/Low = Minor

10.5.23. For transport-related effects, in addition to the above, as the percentage impact is a function of the level of baseline traffic flows, trigger levels in terms of absolute levels of change will be introduced to prevent very minor changes on links with low baseline flows from being considered as more significant than is justified. For example, with reference to **Table 10.6**, a change in traffic flow of greater than 90% on a road with a highly sensitive receptor would result in a significance of effect of Major. However, the existing baseline traffic flows could be very minor and an increase of only a few vehicles would produce a large change in magnitude whereas in real terms the increase in traffic is still considered to be negligible. Therefore, reference will be made to the Fear and Intimidation threshold trigger levels in **Table 10.5** where a significant impact is only considered to occur if the baseline traffic flow is increased to any of the trigger levels identified.

10.6. Preliminary Discussions of Potential Mitigation and Enhancement Measures

10.6.1. Should the Transport and Access ES chapter show that mitigation is required for the Proposed Development the approach to identifying this will follow the following hierarchy:

- Firstly, to consider what mitigation can be implemented to change travel behaviour e.g. the use of Travel Plans or other incentives to use the car less;



- Secondly, to provide physical infrastructure improvements for sustainable travel infrastructure (such as cycle lanes) or funding for improved sustainable travel services (such as a new bus route); and
- Lastly, to provide physical infrastructure on the highway network.

11. Air Quality

11.1. Introduction

- 11.1.1. This chapter of the EIA Scoping Report has been prepared by Stantec UK and sets out the likely significant effects on air quality associated with the Proposed Development which will be reported in the ES. The proposed methodologies and scope of the air quality assessment are provided in the following sections.
- 11.1.2. Air quality has been scoped into the ES due to the potential for significant effects as a result of emissions to air primarily associated with emissions from road traffic during the construction and operational phases. The proposed methodologies and scope of the assessment are provided in the following sections.

11.2. Relevant Policy and Guidance

Regulatory Requirements

- 11.2.1. The assessment will be prepared with consideration paid to the following regulations:
- The Air Quality Standards Regulations and subsequent amendments⁵².
 - Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019⁵³
 - The Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020⁵⁴.
 - The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023⁵⁵
 - Part IV of the Environment Act 1995⁵⁶.
 - The Environment Act 2021⁵⁷.
 - The Conservation of Habitats and Species Regulations 2017⁵⁸ and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019⁵⁹.
 - Countryside and Rights of Way Act 2000⁶⁰.

⁵² Statutory Instrument 2010, No. 1001, 'The Air Quality Standards Regulations 2010' HMSO, London.

⁵³ Statutory Instruments 2019, No. 74, 'The Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019' HMSO, London

⁵⁴ Statutory Instruments 2020, No. 131, 'The Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020' HMSO, London

⁵⁵ Statutory Instruments 2023 No. 96. 'The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023' HMSO, London

⁵⁶ Environment Act 1995, Part IV.

⁵⁷ Statutory Instruments 2021, c. 30, 'Environment Act 2021' HMSO, London

⁵⁸ Statutory Instrument 2017, No. 1012, 'The Conservation of Habitats and Species Regulations 2017' HMSO, London.

⁵⁹ Statutory Instrument 2019, No.0000 'The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' HMSO, London.

⁶⁰ Statutory Instrument 2000, c. 37, 'Countryside and Rights of Way Act 2000' HMSO, London.

National Policy

11.2.2. The assessment will be completed in accordance with the following national policies:

- The Department for Environment, Food and Rural Affairs' (DEFRA's) Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007⁶¹.
- DEFRA Air Quality Strategy 2023⁶².
- The Environmental Improvement Plan 2023⁶³.
- Air Quality Plan for Nitrogen Dioxide (NO₂) in the UK⁶⁴.
- Clean Air Strategy 2019⁶⁵.
- Biodiversity 2020⁶⁶.
- The National Planning Policy Framework⁶⁷.
- The national Planning Practice Guidance⁶⁸.

Local Policy

11.2.3. Consideration will be given to the following local policy documents:

- The Hinckley and Bosworth Adopted Core Strategy (adopted 2009)⁶⁹.
- Hinckley and Bosworth Consultation Draft Regulation 18 Local Plan 2020 – 2039⁷⁰.

⁶¹ Department for Environment, Food and Rural Affairs (DEFRA) in partnership with the Scottish Executive, The National Assembly for Wales and the Department of the Environment for Northern Ireland (2007). 'The Air Quality Strategy for England, Scotland, Wales, Northern Ireland' HMSO, London.

⁶² Department for Environment, Food and Rural Affairs (DEFRA) (2023). 'The Air Quality Strategy for England'. Available at: <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england> [Accessed 13 November 2024].

⁶³ Department for Environment, Food and Rural Affairs (DEFRA) (2023). 'Environmental Improvement Plan 2023'. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan>. [Accessed 13 November 2024].

⁶⁴ Department for Environment, Food and Rural Affairs (DEFRA) (2018). 'UK Plan for tackling Roadside Nitrogen Dioxide Concentrations: Detailed Plan'. Available at: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017> [Accessed 13 November 2024].

⁶⁵ Department for Environment, Food and Rural Affairs (DEFRA) (2019). 'Clean Air Strategy 2019'.

⁶⁶ Department for Environment, Food and Rural Affairs (DEFRA) (2011) Biodiversity 2020. Available from: <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services> [Accessed 13 November 2024].

⁶⁷ Ministry of Housing, Communities & Local Government (2023) 'National Planning Policy Framework'

⁶⁸ Ministry of Housing, Communities & Local Government (MHCLG) (2019). 'Planning Practice Guidance (PPG).'

⁶⁹ Hinckley and Bosworth Borough Council (2009) 'Adopted Core Strategy'. Available from: https://www.hinckley-bosworth.gov.uk/info/856/local_development_framework/400/core_strategy [Accessed 14 November 2024].

⁷⁰ Hinckley and Bosworth Borough Council (2021) 'Hinckley and Bosworth Local Plan 2020–2039' (Regulation 18 Draft for Consultation). Available from: https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039 [Accessed 14 November 2024].

- Nuneaton & Bedworth Borough Council Borough Plan 2011 – 2031⁷¹.
- Nuneaton and Bedworth Regulation 19 Consultation Draft Local Plan 2021 – 2039⁷²

Air Quality Guidance

11.2.4. The assessment will be prepared in accordance with the following guidance:

- DEFRA Local Air Quality Management Technical Guidance (LAQM.TG(22))⁷³.
- Environmental Protection UK/Institute of Air Quality Management 'Land-Use Planning & Development Control: Planning for Air Quality'⁷⁴.
- IAQM Guidance on the Assessment of Dust from Demolition and Construction⁷⁵.
- IAQM 'Guide to the Assessment of Air Quality Impacts on Designated Nature Conservation Sites'⁷⁶.
- Joint Nature Conservation Committee (JNCC) 'Guidance on Decision-making Thresholds for Air Pollution'⁷⁷.
- Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations⁷⁸.

11.3. Preliminary Assessment of Baseline Conditions

Study Area

11.3.1. The proposed Study Area for this assessment will be as follows:

- For the construction dust risk assessment, the Study Area (based on the IAQM guidance, 2024) is defined as comprising the area up to 250m from the site boundary

⁷¹ Nuneaton and Bedworth Borough Council (2019) 'Nuneaton & Bedworth Borough Council Borough Plan 2011-2031' Available at: <https://www.nuneatonandbedworth.gov.uk/adopted-borough-plan/borough-plan-1/2> [Accessed 20 November 2024].

⁷² Nuneaton and Bedworth Borough Council (2023) 'Borough Plan Review Publication Draft Plan – Regulation 19 Consultation 2021-2039' Available at: <https://www.nuneatonandbedworth.gov.uk/downloads/file/1095/cd1-publication-version-of-the-borough-plan-review-2021-2039-> [Accessed 20 November 2024].

⁷³ Department for Environment, Food and Rural Affairs (DEFRA) (2022). 'Local Air Quality Management Technical Guidance (TG22)'. August 2022.

⁷⁴ Environmental Protection UK and the Institute of Air Quality Management (EPUK / IAQM) (2017). 'Land-use Planning & Development Control: Planning for Air Quality'. V1.2. The Institute for Air Quality Management, London

⁷⁵ Institute of Air Quality Management (2024). 'Guidance on the Assessment of Dust from Demolition and Construction' version 2.2, IAQM, London

⁷⁶ Institute of Air Quality Management (2020). A guide to the assessment of air quality impacts on designated nature conservation sites v1.1 May 2020. Available at: <https://iaqm.co.uk/text/guidance/air-quality-impacts-on-nature-sites-2020.pdf>

⁷⁷ Chapman and Kite (2021). 'Guidance on Decision-Making Thresholds for Air Pollution' JNCC Report No.696. Available at: <https://data.jncc.gov.uk/data/6cce4f2e-e481-4ec2-b369-2b4026c88447/JNCC-Report-696-Main-FINAL-WEB.pdf>.

⁷⁸ Natural England (2018). Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations. Version: June 2018.

and 50m from the route(s) used by demolition and construction vehicles (up to 250m from the site entrance(s));

- For assessment of road traffic emissions (during both operation and construction), the Study Area (based on the EPUK / IAQM guidance, 2017) includes all roads (and any adjacent sensitive receptors) within 250m of the Site and any roads where development traffic flows are predicted to exceed the EPUK / IAQM screening criteria of an increase of 500 Light Duty Vehicle (LDV) Annual Average Daily Traffic (AADT) trips or 100 Heavy Duty Vehicle (HDV) AADT (or an increase of 100 LDV AADT or 25 HDV AADT inside of an Air Quality Management Area (AQMA));
- For ecological receptors where sensitive features are located within 200m of a road, guidance indicates that an increase in traffic flows of more than 1,000 AADT or HDV flows of more than 200 AADT could have the potential to result in significant effects and should be assessed.
- To account for potential 'in-combination' effects at Habitat Regulations Sites and Sites of Special Scientific Interest (SSSIs), the threshold of 1,000 AADT is applied to the change in 'in-combination' traffic flows and to enable a proportionate assessment, a lower screening criteria of 50 AADT is applied to development traffic. Joint Nature Conservation Committee (JNCC) research indicates that such changes in traffic flows are not considered to have the potential to meaningfully contribute to in-combination effects which might undermine a site's conservation objectives.

11.3.2. The above criteria are indicative and therefore it may not be necessary to carry out a detailed assessment of air quality impacts on all road links which exceed these criteria. The need for inclusion of roads within the assessment will also take account the presence of receptors, receptor proximity to the road and whether representative worst-case air quality conditions have been assessed elsewhere.

Baseline Description

11.3.3. Hinckley and Bosworth Borough Council (HBBC) and neighbouring Nuneaton and Bedworth Borough Council (NBBC) have investigated air quality within their administrative boundaries as part of their responsibilities under the Local Air Quality Management (LAQM) regime. The Site is located primarily within HBBC's administrative area, but also falls partially within NBBC's, and so baseline air quality conditions within both areas have been considered in this section. Whilst there are currently no AQMAs under the jurisdiction of HBBC, NBBC has declared AQMAs due to exceedances of the annual mean nitrogen dioxide (NO₂) National Air Quality Objective (NAQO). The nearest AQMA to the Site is NBBC's Leicester Road Gyratory AQMA, located approximately 2.5km to the southwest.

Local Monitoring Data

11.3.4. Both HBBC and NBBC undertake NO₂ diffusion tube monitoring within their administrative boundaries; however, neither Council undertakes automatic monitoring of NO₂, or any particulate matter (PM₁₀/PM_{2.5}) monitoring. Data has been collected from the most recent

available Air Quality Annual Status Reports for both HBBC⁷⁹ and NBBC⁸⁰, as well as nearby Rugby Borough Council (RBC)⁸¹.

- 11.3.5. Within HBBC's administrative boundary, there were 14 diffusion tube locations monitoring NO₂ in operation throughout 2023. The monitoring location closest to the Site is diffusion tube 4, located adjacent to the A5, approximately 70m south of the Site. This diffusion tube recorded an annual mean concentration of 16.8µg/m³ in 2023, and has been well below the annual mean NAQO of 40µg/m³ in each of the past five years. There have been no measured exceedances of the annual mean NO₂ NAQO at any monitoring location operated by HBBC across the past five years.
- 11.3.6. NBBC monitors air quality at 39 diffusion tube locations across its administrative area. The nearest of these to the Site, NB35, is located adjacent to the A5, approximately 140m to the south. NB35 recorded a 2023 annual mean NO₂ concentration of 15.5µg/m³, less than 50% of the annual mean NO₂ NAQO, and has recorded concentrations below the annual mean NO₂ NAQO in each of the past five years. Across NBBC's administrative area, there have been no exceedances of the annual mean NO₂ NAQO in each of the past four years, and the most recent exceedance was in 2019 at two locations (NB29 and NB30), both located over 3.5km southwest of the Site within NBBC's Midland Road/Corporation Street AQMA.
- 11.3.7. The nearest monitoring station operated by RBC is located over 8.5km southeast of the Site, and therefore is not considered representative of air quality at the Site or within the Study Area.
- 11.3.8. All annual mean NO₂ concentrations recorded in both districts have been below 60µg/m³ in the last five years, indicating that it is unlikely that any exceedances of the 1-hour mean NAQO have occurred at any of these locations.

Background Concentrations

- 11.3.9. Existing DEFRA predicted background concentrations at the Site are shown in

⁷⁹ Hinckley and Bosworth Borough Council (2024) *2024 Air Quality Annual Status Report (ASR)* [Accessed 18 November 2024].

⁸⁰ Nuneaton and Bedworth Borough Council (2024) *Annual Status Report 2024*. Available from: <https://www.nuneatonandbedworth.gov.uk/downloads/file/1538/2024-air-quality-annual-status-report-asr-> [Accessed 13 November 2024].

⁸¹ Rugby Borough Council (2024) *2024 Air Quality Annual Status Report (ASR)* Available from: <https://www.rugby.gov.uk/w/air-quality-monitoring-reports> [Accessed 20 November 2024].

11.3.10. **Table 11-2** below⁸². All background concentrations are significantly below the relevant NAQOs in 2023.

⁸² Department for Environment, Food and Rural Affairs (DEFRA) (2024). '2021 Based Background Maps'. Available at: <https://uk-air.defra.gov.uk/data/laqm-background-maps?year=2021> [Accessed 18 November 2024].

Table 11-2 Estimated Annual Mean Background Concentrations

Year	Location	Annual Mean ($\mu\text{g}/\text{m}^3$)		
		NO ₂	PM ₁₀	PM _{2.5}
2023	439_293	10.8	13.1	7.3
	439_294	8.3	11.7	6.8
NAQO		40	40	20

- 11.3.11. In general, vehicle emissions and pollutant concentrations are expected to reduce year on year due to technological advances and national and international regulatory regimes, despite general population growth leading to traffic increases on the road network.

11.4. Potential Effects (including identification of specific receptors)

- 11.4.1. The following effects are considered to have the potential to be significant and should be considered for further assessment in the ES.

Construction

Construction Road Traffic Emissions

- 11.4.2. There is the potential for impacts on air quality as a result of emissions from construction road traffic associated with the Proposed Development. These impacts have the potential to occur at sensitive receptors (e.g., residential properties along the A5 and A47 and designated ecological sites) that are located in close proximity to roads along which the construction traffic will travel.
- 11.4.3. At this stage, construction details and programmes are not available, and it is not possible to determine whether likely effects could be significant or require mitigation. As such, the potential impacts of construction phase road traffic emissions will be considered within the Air Quality ES Chapter.

Operation

Operational Road Traffic Emissions

- 11.4.4. There is the potential for impacts on air quality from emissions associated with operational road traffic, due to additional traffic being generated by the Proposed Development. These impacts have the potential to occur at existing sensitive human receptors (e.g., existing residences along the A5 and A47) and designated ecological sites located in close proximity to roads along which traffic generated by the Proposed Development will travel. There is also the potential for impacts from existing air pollution, in particular from the existing road network, on proposed sensitive receptors during operation.
- 11.4.5. Although the Proposed Development is aiming to limit the number of private vehicles travelling to and from the Site; given the scale of the scheme, it is anticipated that a detailed

operational phase assessment of road traffic emissions will need to be undertaken and considered within the Air Quality ES Chapter.

Not Significant Effects

- 11.4.6. The following effects are not considered to have the potential to be significant and should not be considered for further assessment within the ES.

Construction Dust Emissions.

- 11.4.7. During construction, dust from on-site activities and off-site trackout by construction vehicles has the potential to impact on sensitive receptors within the Study Area; the main potential impacts are loss of amenity (as a result of dust soiling), deterioration of human health (as a result of increased concentrations of PM₁₀) and harm to sensitive ecological receptors.
- 11.4.8. The IAQM construction dust guidance states that following the implementation of appropriate mitigation measures into a Construction Environmental Management Plan (CEMP), which should be secured via an appropriate planning condition, it is considered that any residual construction dust effects will be 'not significant'. As such, the impacts of dust released during the construction phase of the Proposed Development will not be considered in the Air Quality ES Chapter and, instead, a construction dust assessment will be included as an appendix to inform the CEMP.

Non-Road Mobile Machinery Emissions

- 11.4.9. As outlined in the IAQM construction dust guidance, impacts from exhaust emissions from Non-Road Mobile Machinery (NRMM) are unlikely to be significant as NRMM must adhere to the emission standards for NO₂ and PM₁₀ set out in European Directive 2016/1628. Therefore, the effects of NRMM on local air quality are considered unlikely to be significant and will not be assessed within the Air Quality ES Chapter.

Operational Combustion Plant Emissions

- 11.4.10. The detailed energy strategy for the Proposed Development is currently not confirmed, although the intention is for all-electric technologies to be used. As there are no plans to include a centralised combustion plant within the Proposed Development, the impacts of such plant will not be assessed within the Air Quality ES Chapter. It is however important to note that should this intention change, a detailed assessment of NO_x emissions associated with any proposed centralised combustion plant will be undertaken at a later stage, in accordance with the EPUK / IAQM guidance.

11.5. Scope and Methodology of Assessment (including significance criteria)

Baseline Conditions

- 11.5.1. A desk-based review of baseline conditions will be completed. Information regarding baseline air quality will be obtained by collating the information from the following sources:
- Recent monitoring data from the latest HBBC and NBBC Air Quality Annual Status Reports;

- National pollution maps published by DEFRA which cover the whole country on a 1x1km grid; and
- Existing levels and loads for habitats within the Study Area from the Air Pollution Information System (APIS) website⁸³.

Construction

- 11.5.2. The potential for significant effects as a result of the construction of the Proposed Development will be addressed in the Air Quality ES Chapter by considering the following air pollutants due to their potential release rate and elevated baseline concentrations:
- Oxides of nitrogen (primarily NO₂ but also NO_x in relation to ecological receptors);
 - Ammonia (NH₃) in relation to ecological receptors;
 - Fine airborne particulate matter (PM₁₀ and PM_{2.5}) in relation to human receptors; and
 - Dust.
- 11.5.3. Whilst no potential likely significant effects from dust are expected, a construction dust assessment is required to determine the appropriate mitigation to be included in the CEMP for the Proposed Development. The risk of unmitigated impacts of dust during construction will be assessed within an appendix to the Air Quality ES Chapter, making reference to the most recent guidance on the assessment and control of dust from demolition and construction²⁴.
- 11.5.4. It is expected that the Proposed Development will result in an increase in traffic flows on the surrounding road network during the construction phase, which has the potential to impact air quality at nearby existing receptor locations, but traffic flows are currently unknown. The construction traffic generation for the Proposed Development will be reviewed against indicative screening criteria detailed within the EPUK/IAQM guidance. If the screening criteria are exceeded, a detailed air quality assessment will be undertaken for the peak construction year in accordance with the approach outlined in the following section for road traffic impacts during the operational phase.

Operation

- 11.5.5. The potential for significant effects as a result of the operation of the Proposed Development will be addressed in the Air Quality ES Chapter by considering the following air pollutants due to their potential release rate and elevated baseline concentrations:
- Oxides of nitrogen (primarily NO₂ but also NO_x in relation to ecological receptors);
 - NH₃ in relation to ecological receptors; and
 - PM₁₀ and PM_{2.5} in relation to human receptors.

⁸³ UK Centre for Ecology & Hydrology (CEH) (2024). 'The UK Air Pollution Information System'. Available at: <http://www.apis.ac.uk/>.

- 11.5.6. It is expected that the Proposed Development will result in an increase in traffic flows on the surrounding road network during the operational phase, which has the potential to impact air quality at nearby existing receptor locations, however traffic flows are currently unknown. The operational traffic generation for the Proposed Development will be reviewed against indicative screening criteria detailed within the EPUK / IAQM guidance. If the screening criteria are exceeded, a detailed air quality assessment will be undertaken in accordance with the approach outlined below.
- 11.5.7. The assessment of operational road traffic impacts will be undertaken using the Atmospheric Dispersion Modelling System (ADMS) Roads detailed dispersion model. Model outputs will be verified against local air quality monitoring data from 2023 (the latest year for which a full calendar year is available). This modelling will make use of mapped background concentrations and emissions data provided by DEFRA's latest-available Emissions Factors Toolkit (EFT) (currently v12.1⁸⁴) and traffic flow projections provided by the project's transport consultants. Air quality will be assessed in relation to the NAQOs established by the Government to protect human health. The objectives are set as concentrations below which effects are unlikely even in sensitive population groups, or below which risks to public health would be exceedingly small.
- 11.5.8. Concentrations of NO₂, PM₁₀ and PM_{2.5} for assessment of impacts at human receptors, and NO_x, NH₃ and resultant nitrogen and acid deposition for assessment of impacts at ecological receptors, will be predicted for the following scenarios:
- Baseline year (2023);
 - Do Minimum (DM) Opening year without the Proposed Development; and
 - Do Something (DS) Opening year with the Proposed Development.
- 11.5.9. The significance of identified effects on human receptors will be determined by making reference to criteria defined by the EPUK / IAQM guidance, as shown in **Table 11-3** below.

Table 11-3 Impact Significance Criteria

Long term average Concentration at receptor in assessment year	% Changes in Concentration with development in relation to NAQO			
	1	2-5	6-10	>10
> 110 % ^a	Moderate	Substantial	Substantial	Substantial
>102% – ≤110% ^b	Moderate	Moderate	Substantial	Substantial
>95% – ≤102% ^c	Slight	Moderate	Moderate	Substantial
>75% – ≤95% ^d	Negligible	Slight	Moderate	Moderate
≤75% ^e	Negligible	Negligible	Slight	Moderate

Where concentrations increase the impact is described as adverse, and where it decreases as beneficial.

⁸⁴ Department for Environment, Food and Rural Affairs (DEFRA) (2024). 'Emissions Factors Toolkit (Version 12.1)' Available at: <https://laqm.defra.gov.uk/review-and-assessment/tools/emissions-factors-toolkit.html>

% change rounded to nearest whole number. Where the % change is 0 (i.e. Less than 0.5%) the impact will be Negligible.

^a NO₂ or PM₁₀: > 44 µg/m³ annual mean; PM_{2.5} >27.5 µg/m³ annual mean; PM₁₀ >35.2 µg/m³ annual mean (days).

^b NO₂ or PM₁₀: > 40.8 – ≤ 44 µg/m³ annual mean; PM_{2.5} > 20.4 – ≤22 µg/m³ annual mean; PM₁₀ >32.64 – ≤35.2 µg/m³ annual mean (days).

^c NO₂ or PM₁₀: > 38 – ≤40.8 µg/m³ annual mean; PM_{2.5} >19 – ≤20.4µg/m³ of annual mean; PM₁₀ >30.4 – ≤32.64 µg/m³ annual mean (days).

^d NO₂ or PM₁₀: >30 – ≤38 µg/m³ annual mean; PM_{2.5} >15 – ≤19 µg/m³ annual mean; or <24 – ≤ 30.4 µg/m³ annual mean (days).

^e NO₂ or PM₁₀: ≤30 µg/m³ annual mean; PM_{2.5} ≤15 µg/m³ annual mean; PM₁₀ ≤24 µg/m³ annual mean (days).

11.5.10. The guidance states that the overall assessment of significance should be based on professional judgement, taking into account factors including:

- the number of properties affected by ‘slight’, ‘moderate’ or ‘substantial’ adverse air quality impacts and a judgement on the overall balance;
- the magnitude of the changes and the descriptions of the impacts at the receptors;
- whether or not an exceedance of an NAQO or limit value is predicted to arise in the Study Area (where there are significant changes in traffic) where none existed before or an exceedance area is substantially increased;
- the uncertainty, comprising the extent to which worst-case assumptions have been made; and
- the extent to which an NAQO or limit value is exceeded.

11.5.11. Therefore, where impacts at an individual receptor are classified as ‘negligible’ or ‘slight’, effects would typically be considered ‘not significant’. However, where ‘moderate’ or ‘substantial’ adverse impacts are identified at individual receptors, the overall effect needs to be considered taking into account the changes at all the modelled receptor locations, with a judgement made as to whether the overall air quality effect of the development is ‘significant’ or not.

11.5.12. All practical and reasonable measures which can be implemented to mitigate any detrimental impacts associated with construction and operation of the Proposed Development will be considered and highlighted within the assessment.

11.5.13. The results of the above will be summarised in an Air Quality ES chapter with supporting figures. All technical data used in the air quality assessment will be appended to the ES.

Designated Sites

11.5.14. In terms of the impact of road traffic emissions on ecological receptors, impacts will be compared to a threshold of 1% of the critical level or load which is accepted to be a pragmatic threshold for determining no likely significant effects. It should be noted that an impact of more than 1% is not, per se, an indication that a significant effect exists, only the possibility of one which would trigger the need for further, more detailed assessment of the ecological sensitivity and value of the habitat.

- 11.5.15. If a detailed assessment of impacts at ecological receptors is required, in addition to the EFT to quantify NO_x emissions, the Calculator for Road Emissions of Ammonia (CREAM) tool⁸⁵ will be used to quantify emissions of ammonia (NH₃). The ADMS Roads software will be used to calculate concentrations of NO_x and NH₃ at a range of transects at increasing distances from the adjacent road (at 0m, 2m, 5m, 10m, 15m, 20m, 25m, 50m, 75m, 100m, 125m, 150m, 175m, 200m from the edge of the designated site). Existing critical levels and critical loads for habitats within the Study Area will be collated from the Air Pollution Information System website. Any predicted impacts that cannot be screened out in line with IAQM guidance will be passed to the project ecologist to determine effect significance.

Receptor Locations

- 11.5.16. Air quality will be assessed at a range of worst-case human receptor locations. For traffic-related human health impacts, these will be existing residential properties, schools, nurseries and care homes that are closest to busy roads, in particular those close to junctions, where traffic emissions are greatest. These will likely consist mainly of residences adjacent to the A5 and A47, as well as likely including locations within NBBC's Leicester Road Gyratory AQMA. The impact of existing air quality on the Proposed Development itself will also be assessed at proposed sensitive receptor locations within the Site.
- 11.5.17. For ecological receptors, the principal pollutants of concern will be NO_x and NH₃ from vehicle exhausts, and the resultant nitrogen and acid deposition. At this stage, it is anticipated that Cave's Inn Pits SSSI Burbage Wood and Aston Firs SSSI/Ancient Woodland (AW)/Local Nature Reserve (LNR), Sparrowdale Wood AW, Grendon Wood AW, Freeholt AW, and Bedworth Sloughs LNR may need to be considered as part of the ecological assessment. However, it should be noted that this is subject to change and could include more, or fewer, sites to consider, as the ecological receptors considered in the chapter will be determined once traffic data is received, based on the criteria outlined in **Section 11.3.1**.

Cumulative Assessment

- 11.5.18. There is the potential for the Proposed Development to be in construction at the same time as other consented developments in the local area. However, demolition and construction work would have to be taking place concurrently in proximity to a receptor for cumulative effects to occur, which is considered unlikely. In addition, all consented development will require robust dust management procedures and construction vehicle routing strategies to prevent significant effects, and it is considered that these procedures will be adequate to prevent the risk of significant in-combination effects associated with construction dust and construction traffic. As such, no in-combination construction phase impacts are predicted, and the overall cumulative effect during the construction phase is considered 'not significant'.
- 11.5.19. The impact of the emissions from road traffic arising from the construction phase of the Proposed Development has the potential to have a cumulative effect with emissions from traffic associated with either the construction or operation of other committed developments in the local area. The contribution of these committed developments will be accounted for if a detailed assessment of the construction phase is required.

⁸⁵ Air Quality Consultants Ltd. (2020). 'Calculator for Road Emissions of Ammonia (CREAM) v1A.' Available at: <https://www.aqconsultants.co.uk/resources>.

- 11.5.20. The impact of emissions from changes to traffic flows during the operational phase of the Proposed Development has the potential to have a cumulative effect with other committed developments in the local area. The contribution of these committed developments will be accounted for in the 'future baseline' traffic data and will therefore be inherently assessed within the Air Quality Chapter of the ES.

11.6. Preliminary Discussions of Potential Mitigation and Enhancement Measures

Construction

- 11.6.1. During the construction phase, a standard package of mitigation measures will be taken from the IAQM guidance based on the outcome of the construction dust risk assessment. These mitigation measures will be implemented as part of the CEMP associated with the Proposed Development. With the appropriate mitigation measures in place, the impact of demolition and construction activities on air quality in the study area can be considered 'not significant'. The CEMP will also include measures ensuring the compliance of on-site Non-Road Mobile Machinery with UK emission standards.
- 11.6.2. Construction road traffic emissions will be minimised through measures outlined in the CEMP and through a Construction Logistics Plan (CLP), which will include details on routing of HDVs associated with the construction of the Proposed Development. The CLP will aim to route HDVs away from sensitive receptors and congested locations where air pollution is elevated.

Operation

- 11.6.3. During the operational phase, road traffic emissions are minimised through a Travel Plan, which will contain measures intending to limit the number of private vehicle trips associated with the Proposed Development through increasing uptake and availability of public transport and active travel. Travel Plan measures generally include, but are not limited to, electric vehicle charging points installed at parking spaces within the Site, provision of active travel routes in or around the Site, and information packs distributed users of the Proposed Development.

12. Noise and Vibration

12.1. Introduction

12.1.1. An assessment of noise and vibration will be undertaken on the following identified impacts.

- Temporary noise and vibration generated during the construction process.
- Permanent noise from the operation of the development.

12.2. Relevant Policy and Guidance

12.2.1. The following policy, guidance and standards apply at a national level and shall be fully taken into account in the Noise Impact Assessment.

- National Planning Policy Framework (NPPF), December 2023.
- Noise Policy Statement for England (NPSE), DEFRA, March 2010⁸⁶.
- Planning Practice Guidance: Noise, Paragraphs 1–17, DLUHC, 22 July 2019⁸⁷.
- Institute of Environmental Management & Assessment (IEMA) Guidelines for Environmental Noise Impact Assessment (IEMA 2014)⁸⁸.
- Guidelines for Community Noise – World Health Organization, 1999⁸⁹.
- Environmental Noise Guidelines for the European Region – World Health Organization, 2018⁹⁰.
- British Standard (BS) 8233:2014 guidance on sound insulation and noise reduction for buildings⁹¹.
- British Standard (BS) 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound⁹².

⁸⁶ Department for Environment, Food and Rural Affairs (DEFRA), 2010, Noise Policy Statement for England (NPSE), March 2010.

⁸⁷ Department for Levelling Up, Housing and Communities (DLUHC), 2019, Planning Practice Guidance: Noise, Paragraphs 1–17, 22 July 2019.

⁸⁸ Institute of Environmental Management & Assessment (IEMA), 2014, Guidelines for Environmental Noise Impact Assessment.

⁸⁹ World Health Organization, 1999, Guidelines for Community Noise.

⁹⁰ World Health Organization, 2018, Environmental Noise Guidelines for the European Region.

⁹¹ British Standards Institution (BSI), 2014, BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

⁹² British Standards Institution (BSI), 2019, BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound.

- British Standard (BS) 5228-1:2009+A1:2014 – Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise (British Standards Institution, 2014)⁹³.
- Calculation of Road Traffic Noise (CRTN), Department of Transport and Welsh Office, 1988⁹⁴.
- Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, Part 7 – Noise and Vibration, Highways Agency, November 2011⁹⁵.

12.3. Preliminary Assessment of Baseline Conditions

- 12.3.1. As part of an initial feasibility study for the Proposed Development, a baseline background noise measurement survey was completed in August 2024. The Proposed Development Site is located to the rear of Harrow and Wapping Farm at 37 Watling Street in Hinckley, CV11 6JL. The Site is currently disused agricultural land which bounds an existing industrial estate comprising of a number of B2 and B8 units on the south-west side of Hinckley. Severn Trent Water are currently constructing a pipeline along the southern boundary of the Site.
- 12.3.2. The ambient noise environment in the area surrounding the development is controlled by road traffic movements on Watling Street and other nearby roads.
- 12.3.3. The expectation is that planning noise limits would be set for each of the identified noise sources associated with the operation of the Proposed Development in accordance with BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound, as well as other relevant criteria, as established from background noise prior to development.
- 12.3.4. The proposal, already discussed and agreed in principle by the Environmental Protection Officer at Hinckley and Bosworth Borough Council, is to use the baseline background noise measurements, recorded at a location representative of the nearest residential receptors to the proposed development. The derived background noise levels would then be assigned to residential locations affected by the proposed development.
- 12.3.5. The scheme would likely comprise of 8 units (mainly Class B2/B8 with associated ancillary offices). The indicative sizes of these are as follows:
- Unit 1 – 154,000 ft²
 - Unit 2 – 421,825 ft²
 - Unit 3 – 44,000 ft²
 - Unit 4 – 519,000 ft²

⁹³ British Standards Institution (BSI), 2014, BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise.

⁹⁴ Department of Transport and Welsh Office, 1988, Calculation of Road Traffic Noise (CRTN).

⁹⁵ Highways Agency, 2011, Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, Part 7 – Noise and Vibration, November 2011.

- Unit 5 – 26,000 ft²
- Unit 6 – 157,000 ft²
- Unit 7 – 61,000 ft²
- Unit 8 – 223,000 ft²

12.3.6. The precise layout for the scheme is currently unknown. However, an indicative outline layout is included in **Appendix B**.

12.3.7. Details of the survey are set out below.

Measurement Location

12.3.8. For the purpose of the noise assessment, the following noise measurement location has been identified as being representative of the most sensitive residential positions to the Proposed Development:

- Position A – Rear garden of Harrow & Wapping Farm, representative of the rear of the houses fronting on to Watling Street.

12.3.9. The measurement location is illustrated on the existing site location plan, included in Plate 12.1 below.

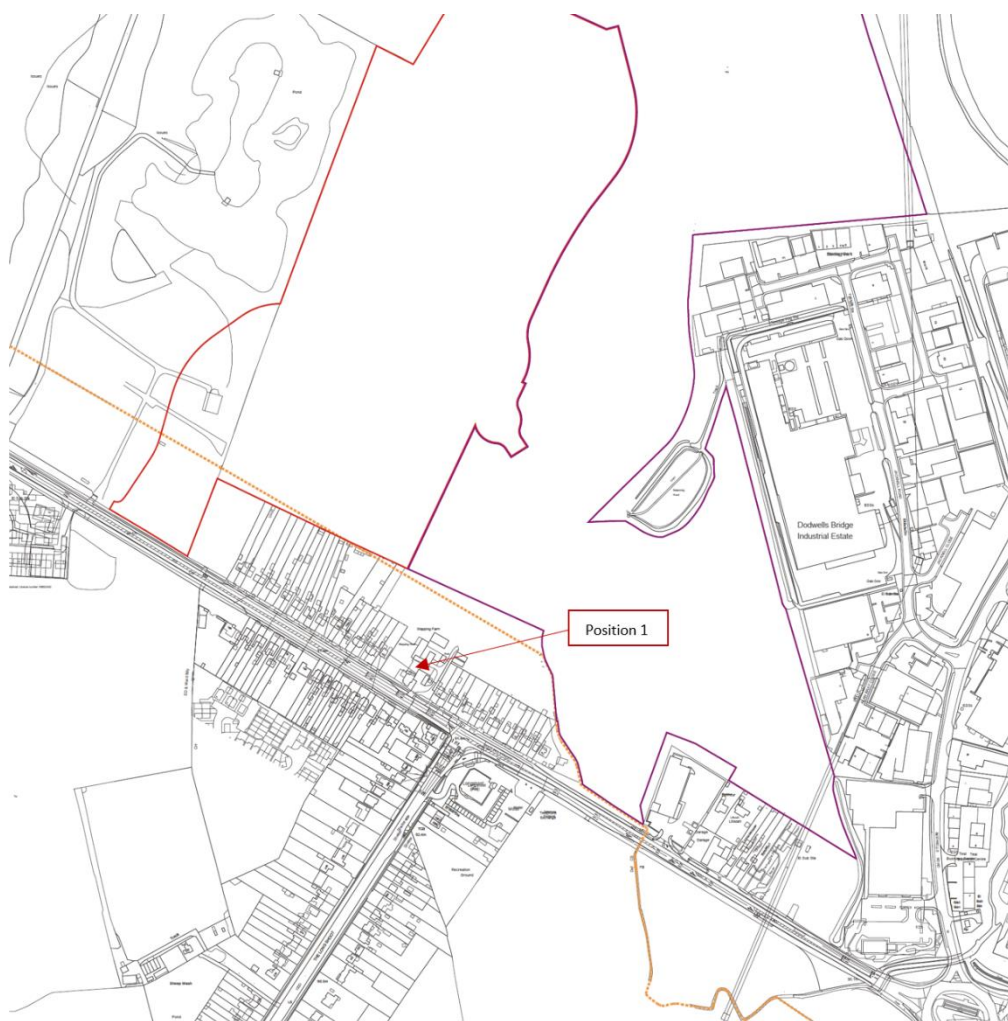


Plate 12.1: Existing Site location plan showing the noise measurement location

Noise Survey Details and Instrumentation

- 12.3.10. The background noise measurement survey, completed for providing information to use in the noise impact assessment, was carried out from Tuesday 6 to Monday 12 August 2024. The noise survey consisted of continuous unattended measurements carried out throughout the entire monitoring period. All noise measurements were carried out in accordance with the procedures outlined in BS 4142:2014, with noise samples recorded in terms of 15-minute periods, at 4m above ground.
- 12.3.11. The parameters recorded during the measurement survey included LAeq, LA90 and LAFmax. In accordance with BS 4142 guidance, LA90 is used for describing background noise and, as such, will be used for the purpose of the noise impact assessment. LAeq is used to describe the ambient noise level, with LAFmax representing the maximum noise level measured during the sample period.
- 12.3.12. The following instrumentation was used during the noise measurement survey:
- Bruel & Kjaer Type 2250 Sound Level Meter s/n 2726905

- Bruel & Kjaer Type 4189 Microphone s/n 2710995
- Bruel & Kjaer Type 4231 Acoustic Calibrator s/n 2730220

12.3.13. Before and after the survey, the sound level meter was field-calibrated in accordance with the manufacturer's guidelines, and no significant drift was observed. The meter, microphone and field calibrator are laboratory calibrated biennially in accordance with UKAS procedures or to traceable National Standards.

12.3.14. During the noise survey, the weather was warm and dry, with low wind speeds. The conditions were suitable for noise measurement purposes.

Noise Survey Results

12.3.15. During the survey, background noise levels were controlled by road traffic movements on Watling Street and other nearby roads. The measured noise profile at the noise monitoring location is shown in Plate 12.2 below.

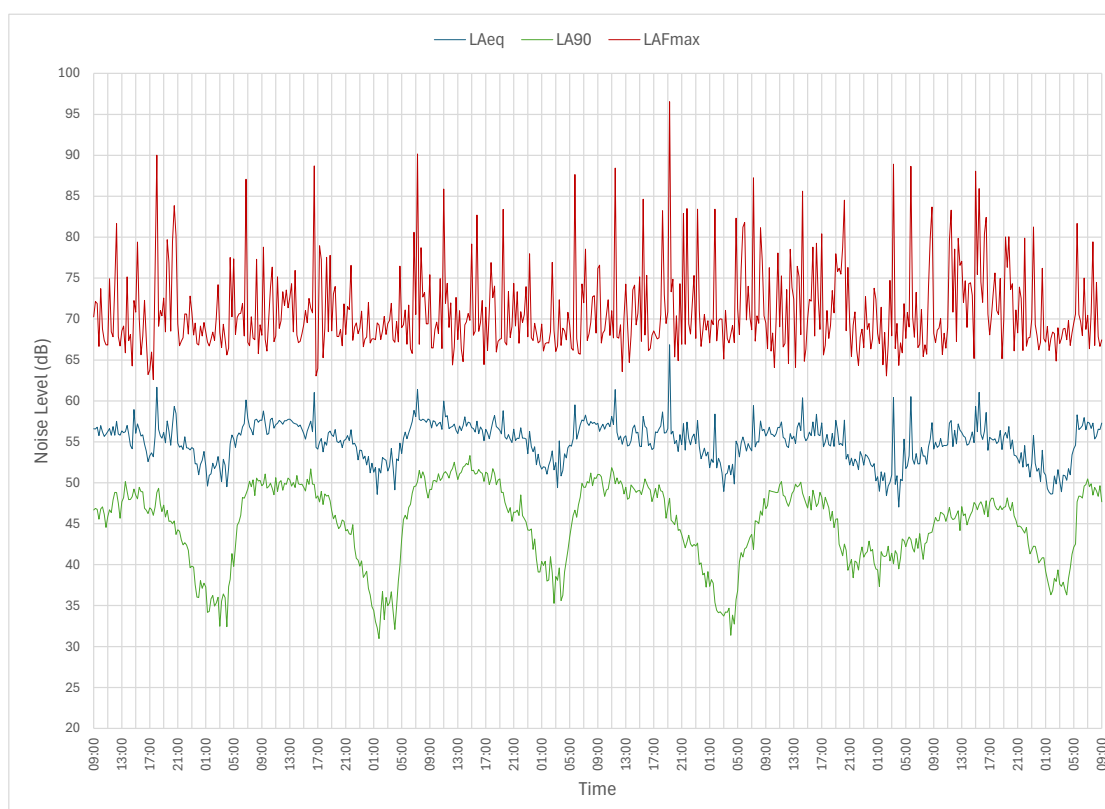


Plate 12.2: Position 1 (Representative of the rear of the houses fronting on to Watling Street) ambient noise profile – Tuesday 6 to Monday 12 August 2024.

12.3.16. **Table 12.1** shows the representative background noise levels during the daytime and night-time periods at the noise measurement location from Tuesday 6 to Monday 12 August 2024.

12.3.17. When determining the representative background LA90,T levels for the relevant periods, BS 4142 guidance states "a representative level ought to account for the range in background levels and ought not automatically to be assumed to be either the minimum or modal value." With this in mind, statistical analysis has been used to determine the typical background LA90,T noise levels for the sensitive periods. The analysis derived the Mode, Mean and Mean

–1 standard deviation values. Once these three values have been established, a judgement was then made as to which value is considered representative. In this instance the mean and modal values of LA90,T were used, as they are considered to be representative.

Table 12.1: Summary of measured noise levels

Measure ment Position	Date	Ambient L_{Aeq} (dB)		Representative Background $L_{A90,T}$ (dB)		Night- time typical L_{Amax}^4 (dB)
		Daytime 0700– 2300	Night- time 2300– 0700	Daytime 0700– 2300	Night- time 2300– 0700	
Position 1 Rear garden of Harrow & Wapping Farm, represen tative of the rear of the houses fronting on to Watling Street.	Tuesday 06.08.2024	56	54	47	36	70
	Wednesday 07.08.2024	57	54	48	35	70
	Thursday 08.08.2024	57	54	50	39	69
	Friday 09.08.2024	57	54	48	34	71
	Saturday 10.08.2024	56	53	46	41	71
	Sunday 11.08.2024	55	53	46	38	70
	Monday 12.08.2024	57	–	49	–	–
	Overall	56¹	54²	46³	34³	71

- Notes: 1 Overall $L_{Aeq,16hr}$ taken from log average over all of the daytime periods
2 Overall $L_{Aeq,8hr}$ taken from log average over all of the night-time periods
3 Overall $L_{A90,T}$ levels are referenced from the lowest representative levels
4 The L_{Amax} data is only relevant to the night-time

- 12.3.18. During the daytime, noise levels across the Site are LAeq,16hour 56dB. During the night-time, noise levels across the Site are LAeq,8hour 54dB, with maximum levels typically LAfmax 71dB.
- 12.3.19. The representative background levels are LA90,1hour 46dB during the daytime and LA90,15min 34dB during the night-time.
- 12.3.20. It is proposed that the results of the survey are used in the noise impact assessment, as they are considered representative and robust.

12.4. Potential Effects (including identification of specific receptors)

Construction Noise

- 12.4.1. Noise would be emitted by construction equipment and machinery operating at the Site, together and mobile plant involved in the transportation and distribution of materials on access roads and on-site haul roads.

Operational Noise

- 12.4.2. The noise sources associated with the Proposed Development, once operational are identified as follows:

- Mechanical services plant equipment.
- Building breakout noise from internal noise sources.
- Loading and unloading of vehicles.
- Traffic movements on the proposed new site access roads.
- Traffic movements on the nearby existing public roads.

12.5. Scope and Methodology of Assessment (including significance criteria)

- 12.5.1. Following a consultation with Simon Smith, Team Leader of Environmental Protection at Hinckley and Bosworth Borough Council, the following was advised on 15 August 2024.

“Generally, we aim for WHO and BS8233 standards. In addition, for plant we would look at BS4142, no levels above background (day and night).”

Construction Noise

- 12.5.2. A quantitative assessment of construction noise impact will be undertaken in accordance with guidance provided in BS 5228, which provides methods for predicting construction noise levels, using reference data for the emissions of typical construction plant and activities, as documented in the Standard. Prediction methods include the calculation of construction traffic noise along access tracks and haul routes and also for construction activities at fixed locations, for example, works involved around each warehouse building, and construction of compounds.
- 12.5.3. For the purposes of determining the potential significance of construction noise effects the methodology referenced in Annex E of BS5228-1 and based on ambient noise change, will be used.
- 12.5.4. With regards to the impact of noise from construction traffic, this will be established using the classification table included in The Highways Agency advice note Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, Part 7 – Noise and Vibration, Highways Agency, 01.11.2011

Operational Noise

- 12.5.5. Relevant policy and assessment methodologies to be used are generally well established and will be discussed within the NIA in full but are listed in **Table 12.2**.

Table 12.2: Policy context and proposed assessment methodologies

Operation	Short/long term, and time of day	Assessments methods and guidance considered
ALL SOURCES	Short and long term, day and night	National Guidance includes: NPPF Noise (Dec 2023) , PPG (Noise) 2014, NPSE, IEMA, Relevant Hinckley & Bosworth Council Policy.
Mechanical services plant equipment.	Long term, day and night	BS 4142, WHO
Building breakout noise from internal noise sources.	Long term, day and night	BS 4142, WHO
Loading and unloading of vehicles.	Long term, day and night	BS 4142, WHO
Traffic movements on the proposed new site access roads.	Long term, day and night	CRTN, DMRB
Traffic movements on the nearby existing public roads.	Long term, day and night	CRTN, DMRB

- 12.5.6. The overall suitability of the Proposed Development is to be evaluated in terms of noise against the relevant national guidance given in National Planning Policy Framework (Secretary of State for Ministry of Housing, Communities Local Government, 2023) and Noise Policy Statement for England (Department for Environment, Food and Rural Affairs, 2010). The advice in 'Possible Options for the Identification of SOAEL & LOAEL in Support of the NPSE' (Abbott, 2013) quantifies noise level ranges for different sources of noise that correspond to the numberless criteria given in Noise Policy Statement for England and will be referenced accordingly.
- 12.5.7. The precise intended uses at the Proposed Development are currently unknown. Consequently, building breakout noise calculations from internal noise sources, as well as loading and unloading noise will be based on library noise data collected at other similar uses, as previously measured by Spectrum Acoustic Consultants. The library data will be used as input information in a computer-based noise prediction model, based on a proposed layout of the development. Building element and operational sound power data, together with details of source height, directivity etc. will be used in the computer noise model to project noise levels to the environment. This will establish the expected specific noise levels at the defined receptor positions, as generated by the completed operational scheme. Noise modelling and mapping will be completed using correction procedures defined in ISO 9613:1993 'Acoustics - Attenuation of sound during propagation outdoors'. The predicted

breakout noise levels, as well as noise from loading and unloading will be assessed in accordance with British Standard 'BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound' (British Standards Institute, 2014). The predicted noise levels will also be compared to the guideline noise limits set out in Guidelines for Community Noise – World Health Organization, 1999.

- 12.5.8. Plant noise limits are to be specified for fixed plant items serving the Proposed Development. These limits will be derived in accordance with British Standard 'BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound' (British Standards Institute, 2014) to protect surrounding noise sensitive residential receptors. The limits will therefore be derived based on the results of the noise measurement survey. The noise limits derived will be applicable to the total noise from all plant associated with the Proposed Development. Therefore, detailed design will be required at later stages in the design to manage individual sources of noise.
- 12.5.9. Changes in traffic noise will be assessed against the criteria stipulated in 'Design Manual for Roads and Bridges, LA111, Noise and vibration (2020)'. The criteria for short-term changes are to be used to assess the changes duration construction. The criteria for long-term changes are to be used to assess the changes caused by operation of the Proposed Development. As inherent in this methodology, future traffic flows will be considered.
- 12.5.10. Opportunities for improving the general noise climate for occupants of the nearby noise sensitive receptors will be investigated, such as the use of noise screening or introducing positive sound sources such as trees, where noise levels are quiet.

12.6. Preliminary Discussion of Potential Mitigation and Enhancement Measures

- 12.6.1. Construction phase mitigation will rely on the implementation of best practice measures: for example using low impact methods, maintaining equipment in accordance with manufacturer recommendation, and the avoidance of the workforce shouting on the Site. Such measures will be contained within a Construction Environmental Management Plan (CEMP) that can be secured via planning condition. Any vibration producing activities or equipment required as part of the construction phase will be monitored to ensure a satisfactory level of environmental protection.
- 12.6.2. For noise impacts associated with the operation of the Proposed Development on the nearby noise sensitive residential receptors, selection of noise generating equipment, location and orientation of buildings, along with noise barriers can be used in order to protect residential properties if deemed necessary. Any such measures will be explored in the forthcoming ES assessment, if required.

13. Soils and Agricultural Land

13.1. Introduction

- 13.1.1. The Site comprises c. 48 ha of land that is currently mainly in agricultural use. Detailed soil survey is currently under way but yet to be concluded at the time of writing this Scoping Report. Provisional mapping shows the land to be within Grade 3.
- 13.1.2. Subject to the findings of the ongoing Agricultural Land Classification (ALC) soil surveys, a Soils and Agricultural Land ES Chapter will be prepared by Land Research Associates should there be significant losses of Best and Most Versatile (BMV) land. The chapter would consider the potential impacts on agricultural land and soils. It is proposed that should the soil surveys determine the land is not BMV, this could be scoped out of the ES.

13.2. Relevant Policy and Guidance

- 13.2.1. National Planning Policy – National Planning Policy Framework (updated December 2023)⁹⁶
- 13.2.2. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Of relevance to this assessment, Paragraph 180 states:
- 13.2.3. *“a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”*
- 13.2.4. Paragraph 181 states:
- 13.2.5. *“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.*
- 13.2.6. Footnote 62 states that:
- 13.2.7. *“Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development”*
- 13.2.8. National Planning Practice Guidance⁹⁷ highlights that the Defra Code of Practice for the Sustainable Use of Soils on Construction Sites: “may be helpful when setting planning

⁹⁶ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework [online] available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [last accessed 13th November 2024]

⁹⁷ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (2019). *Natural Environment, Agricultural land and soil*. Reference ID: 8-002-20190721.

conditions for development sites.” The code sets out best practise handling of soils and sets out criteria for Soil Management Plans where these are required.

13.3. Preliminary Assessment of Baseline Conditions

- 13.3.1. Detailed soil survey is currently under way but yet to be concluded at the time of writing this Scoping Report. Provisional mapping shows the land to be within Grade 3, which is consistent with the wider locality.
- 13.3.2. The detailed soil survey will confirm whether any of the soil is considered Best and Most Versatile (BMV). It is proposed that should the soil surveys determine the land is not BMV, this could be scoped out of the ES.

13.4. Potential Effects (including identification of specific receptors)

- 13.4.1. As the Proposed Development proceeds, agricultural use of the land will cease. Agricultural land within the ‘best and most versatile’ (BMV) category (grade 1 to subgrade 3a), is protected in the National Planning Policy Framework and is a finite resource. Once the Proposed Development is complete, all agricultural land within the Site will be permanently lost, including any land that maybe in the BMV category.
- 13.4.2. The soil resources act as a filter to attenuate and immobilise substances falling on it, regulates rainfall movement to surface water and groundwater and supports ecological habitats and biodiversity. The topsoil and any permeable subsoils of the land are valuable non-renewable resources. The sustainable management of soil is a central pillar in sustainable development and so soil resources will be a potential receptor of impacts arising from the development of the land. Once construction has ceased, land that has been retained and not sealed is expected to continue to function as a filter provided activity has not compacted the area. Soil resources are a potential receptor of the Proposed Development as they can be damaged and lost during the Construction Phase, the effects of which will remain during the Operational Phase if not mitigated.

13.5. Scope and Methodology of Assessment (including significance criteria)

- 13.5.1. The methodology has been developed over thirty years using professional judgement by Land Research Associates Ltd. Impact magnitudes for loss of best and most versatile land relate to consultation thresholds from Defra/Natural England.
- 13.5.2. Subject to the findings of the soil surveys, the issues identified above would be addressed within any ES Chapter through a process of:
- desk study – review of published and unpublished soils and agricultural land quality surveys.
 - a detailed survey of the site at a density of one observation per hectare to Natural England guidelines to record the soil resources and agricultural land quality, this information will be presented in a technical baseline report.
- 13.5.3. The significance of the effects of the Proposed Development would then be evaluated to carefully defined significance criteria on the following sensitive receptors:

- agricultural land resources; and
- soil resources

Table 14.1: Sensitivity of Receptors

Receptor	Sensitivity		
	High	Medium	Low
Agricultural Land Quality	Grades 1 & 2, Subgrade 3a	Grades 1 & 2, Subgrade 3a	Subgrade 3b, grades 4 and 5
Soil Resource	Permeable coarse loamy and medium loamy soils, or other soils capable of supporting valuable habitats	Fine textured or sandy topsoils not capable of supporting valuable habitats Mixed permeable and slowly permeable subsoils	Damaged or contaminated soils Slowly permeable subsoils

Table 14.2: Magnitude of Effect

Receptor	Magnitude			
	Major	Moderate	Minor	Negligible
Agricultural Land Quality	Irreversible loss of >80 ha of best and most versatile land.	Irreversible loss of >20 and <80 ha of best and most versatile land.	Irreversible loss of >5 and <20 ha of best and most versatile land.	Irreversible loss of <5 ha of best and most versatile land Loss of non-best and most versatile land.
Soil Resource	Loss of >80% of topsoil resources and insufficient topsoil protected for on-site uses. OR* Subsoil compaction of >10% of site	Loss or irreversible damage to >50-<80% of topsoil resources. OR Compaction of 5-10% of subsoils.	Loss or irreversible damage to <50% of topsoil resources. OR Compaction of <5% of subsoils	Only minor disturbance of soils within the site.

Table 14.3: Significance Criteria

Magnitude	Sensitivity			
	High	Medium	Low	Negligible
Major	Major	Major	Moderate	Minor
Moderate	Major	Moderate	Minor	Negligible
Minor	Moderate	Minor	Minor	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

- 13.5.4. Based on the above criteria if the site is found to contain <20 ha BMV this would be considered non-significant. The detailed soil resource information will be submitted alongside the application and will inform the potential mitigation measures as noted below (i.e. soil management plan in a CEMP). In those circumstances it would be proposed to scope this topic out.

13.6. Preliminary Discussion of Potential Mitigation and Enhancement Measures

- 13.6.1. There is no possible mitigation for the permanent loss of Best and Most Versatile agricultural land, should this be found on the Site.
- 13.6.2. The impacts on the soil resource would be mitigated by way of the implementation of and adherence to a site-specific Soil Management Plan which could form part of the CEMP (which could be secured by planning condition). This should be written by a suitability qualified soil scientist and should include the following:
- Depth and method of topsoil stripping and stockpiling;
 - Identification of landscaping topsoil requirements and assessment of suitability and availability of on-site resources; and
 - Means of subsoil protection from compaction damage (specific pathways and restricted areas for construction traffic) and remedial measures (such as ripping/subsoiling) to remove damage.

14. Topics to be 'Scoped Out'.

14.1.1. The below topics are not proposed to be considered as separate chapters, however relevant information to support other disciplines will be provided where necessary as set out below.

14.2. Ground Conditions and Land Contamination

14.2.1. The Site comprises undeveloped arable farmland, therefore due to its historical use, significant sources of contamination which would lead to significant effects in EIA terms are considered unlikely. A Phase 1 Desk Study has been undertaken for the Site and has revealed no potentially significant contamination sources are present within the Site. Based on the Phase I information, no significant on-site or off-site sources of ground gas have been identified and the Site is located within a lower probability radon area. Therefore, no ground gas or radon precaution will be necessary for the Proposed Development.

14.2.2. In this context, it is considered that Ground Conditions and Land Contamination can be assessed outside of the EIA process and can therefore be scoped out of the EIA and resultant ES.

14.3. Lighting

14.3.1. Given the nature of the Proposed Development and the Site's location, it is not considered that the construction and operation of the Proposed Development is likely to cause significant lighting effects in its own right. A separate ES chapter on lighting is therefore not proposed.

14.3.2. The Site is bounded to the south by an Aldi Supermarket and commercial areas along Watling Street, this is lit by street lighting in this area. To the east the Site is bounded by industrial and commercial buildings located along Jacknell Road, which provide an existing artificial light source for the area, through street lighting and external building lights. To the north and west the Site is surrounded by agricultural land which does not provide an existing ambient light source.

14.3.3. In terms of potential effects on biodiversity, the distance between identified external designated sites and the Proposed Development is considered sufficient that direct lighting influences are not predicted. The introduction of lighting into largely unlit land has the potential to adversely affect hedgerows, woodland, and habitats within the Site, however with relevant mitigation within the design of the Proposed Development, this is unlikely to be considered as significant in EIA terms.

14.3.4. It is however acknowledged that where light has the potential to cause a statutory nuisance, as outlined in the Environmental Protection Act 1990⁹⁸ and the Clean Neighbourhoods and Environment Act 2005⁹⁹, lighting proposals will be fully assessed and reviewed in accordance

⁹⁸ UK Public General Acts (1990) Environmental Protection Act 1990 [online] available at: <https://www.legislation.gov.uk/ukpga/1990/43/contents> [last accessed 13th June 2024].

⁹⁹ UK Public General Acts (2005) Clean Neighbourhoods and Environment Act 2005 [online] available at: <https://www.legislation.gov.uk/ukpga/2005/16/contents> [last accessed 13th June 2024].

with industry guidance (Guidance Note 01/21: The Reduction of Obtrusive Light)¹⁰⁰ to ensure that it does not impact the surrounding environment.

- 14.3.5. It is therefore proposed that a Lighting Strategy will be included as part of the wider planning submission which would set out the lighting parameters for the Proposed Development and to which other relevant disciplines such as ecology and landscape can refer to as part of their specific assessments.
- 14.3.6. The Lighting Strategy and Lighting Impact Assessment will be prepared taking into consideration national policy (such as but not limited to the National Planning Policy Framework and the Planning Practice Guidance), industry standard guidance and relevant local planning policies.
- 14.3.7. Given the nature of the Proposed Development, lighting is unlikely to cause a significant impact on sensitive receptors during both the construction and operational phases. In this context a separate lighting chapter is scoped out of the EIA and resultant ES.

14.4. Material Assets

- 14.4.1. Material assets in EIA is a very broad term which considers both physical and non-physical sectors that could be said to have material value. On review of the Site location and context, it is not considered there are any further 'material assets' to those already addressed within other EIA topics, and therefore no further consideration of material assets is proposed within the EIA and resultant ES.

14.5. Wind Microclimate

- 14.5.1. It is not considered the Proposed Development would result in significant effects on human receptors in relation to wind microclimate. The Site is located in a predominantly undeveloped area, and therefore there are no existing or proposed tall buildings which may create trapped vortices/wind tunnelling, nor are there many existing human receptors that could be adversely affected by the proposed built form and any potential changes in microclimate. The Lawson Criteria is the most common set of guidelines used when considering the potential effect of wind microclimate, and considers different pedestrian activities, with the principal being that the quieter activities such as 'sitting', require lighter winds to be 'acceptable' than other activities such as 'business walking'. The design of the buildings will seek to reduce any potential impacts as a result of wind.
- 14.5.2. Given the location of the Site and the design of the buildings, it is considered appropriate that wind microclimate is scoped out of the EIA and resultant ES.

14.6. Daylight, Sunlight and Overshadowing

- 14.6.1. There are no residential buildings or other sensitive uses close enough such that the proposed built form could cause significant changes to daylight, sunlight or cause overshadowing. The design of the Proposed Development will also seek to reduce any

¹⁰⁰ Institute of Lighting Professionals (2021) Guidance Note 1 for the Reduction of Obtrusive Light [online] available at: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/> [last accessed 13th June 2024].

excessive shadowing, by the consideration of roof treatments. The materials used for the buildings will also seek to reduce unnecessary glare.

- 14.6.2. Given the location of the Site and the likely design of the buildings, it is considered appropriate that impacts on daylight, sunlight, overshadowing and glare are scoped out of the EIA and resultant ES.

14.7. Electronic Interference

- 14.7.1. It is not considered that the Proposed Development would cause electronic interference and therefore this is proposed to be scoped out of the EIA and resultant ES.

14.8. Waste

- 14.8.1. All waste from the Proposed Development will be managed in accordance with all applicable legislation and best practice during both the construction and operational phases and no significant effects are anticipated. Large quantities of waste are not anticipated. This topic is therefore proposed to be scoped out of the forthcoming ES.

14.9. Vulnerability to Major Accidents and Disasters

- 14.9.1. The Site is not in a location which is a known risk of disasters, such as land instability, significant flooding, or earthquakes. Furthermore, the Proposed Development is of a nature which is unlikely to produce significantly increased risk of accidents or natural disasters during its construction or operation that would go beyond the existing local context. During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation, and best practice, to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP, which would be secured through a planning condition to any planning permission.
- 14.9.2. There are two existing underground gas pipelines located within the Site. There is an existing low pressure gas pipeline running through the Site from the northeastern corner to the southwestern corner and runs parallel to the eastern boundary. A second gas pipeline enters the Site along the western boundary and runs through the southern section of the Site in a general southeastern direction. A Severn Trent Water pipeline is located to the south of the Site along the A5. An appropriate easement will be applied to the gas pipeline to ensure no significant effects as a result of the Proposed Development.
- 14.9.3. Other disciplines of the ES, for example flood risk, will ensure that the proposals are designed to withstand impacts of flooding, including consideration of climate change, and development will be designed in accordance with industry standards / relevant building regulations. No likely significant effects are anticipated and therefore it is proposed that the topic is scoped out of the ES.

15. Structure of the Environmental Statement

- 15.1.1. The ES will report the findings of the EIA and will address the requirements of Schedule 4 of the EIA Regulations, as set out in section 5.
- 15.1.2. The ES is anticipated to include 2 Volumes:
- Volume 1: Environmental Statement Main Text: sets out the findings to each of the environmental disciplines, including accompanying Figures (i.e., plans/drawings)
 - Volume 2: Accompanying Technical Appendices: supports the main assessments within Volume 1; and
 - Non-Technical Summary (NTS) will also be provided as a separate document.
- 15.1.3. The anticipated structure and content of Volume 1 (and Volume 2 where applicable) of the ES is likely to be as follows:
- Introduction;
 - EIA Scope and Methodology;
 - The Application Site
 - Proposed Development and Alternatives;
 - Socio-economics;
 - 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 (subject to BMV land);
 - Summary;
 - Glossary; and
 - References.
- 15.1.4. Within each of the assessment chapters the main structure of the information presented, although not exclusively, will be as per the following headings:

- Introduction
- Assessment Approach (including methodology, assessment of significance, legislative and policy framework, scoping criteria, limitation)
- Baseline Conditions
- Assessment of Likely Significant Effects (Assessment of Impacts, including construction and operation)
- Mitigation, Enhancement and Residual Effects
- Cumulative and in-combination effects
- Summary

16. Environmental Statement Scoping Summary

- 16.1.1. This Environmental Impact Assessment (EIA) Scoping Report has been prepared by Pegasus Group¹⁰¹ on behalf of Wilson Bowden Developments (the 'Applicant') in respect of the land at Harrow and Wapping Farm, Hinckley (the 'Site'). This EIA Scoping Report seeks to agree the content of the forthcoming Environmental Statement (ES) to support a hybrid planning application for an employment development comprising approximately 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). It is considered likely that full details will be sought for a first phase of the proposals, which is likely to comprise 2 units of approximately 153,570 sq.ft and 420,870 sq.ft of floorspace respectively, with the remainder of the proposals covered by the outline component of the planning application.
- 16.1.2. The majority of the Site is situated within the administrative areas of Hinckley and Bosworth Borough Council (HBBC) with a small area of land falling within Nuneaton and Bedworth Borough Council (NBBC). Accordingly, this EIA Scoping Request is submitted to both councils.
- 16.1.3. The Scoping Report seeks to agree the content of the forthcoming ES and has been prepared to accompany a formal EIA Scoping Request to HBBC and NBBC under Regulation 15 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amended¹⁰² ('the EIA Regulations'). In accordance with the EIA Regulations, a person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the Environmental Statement (ES) (a 'Scoping Opinion').
- 16.1.4. As outlined and justified within this Scoping Report, it is proposed the ES will consider the topics listed in **Table 16.1** below.

Table 16.1 Summary of Proposed ES Scope

EIA Topic	Scoped In / Out	Where Addressed within ES
Population	Scoped in	To be assessed within the Socio Economic chapter
Human Health	Scoped in	To be assessed within various chapters as follows: Socio Economic, Air Quality, Noise, Drainage, Landscape and Visual and Transport. A separate chapter on human health is not considered necessary given the nature of the scheme and the location / environment of the Site is unlikely to result in significant impacts in relation to human health.

¹⁰¹ Institute of Environmental Management and Assessment (IEMA) qualified assessors.

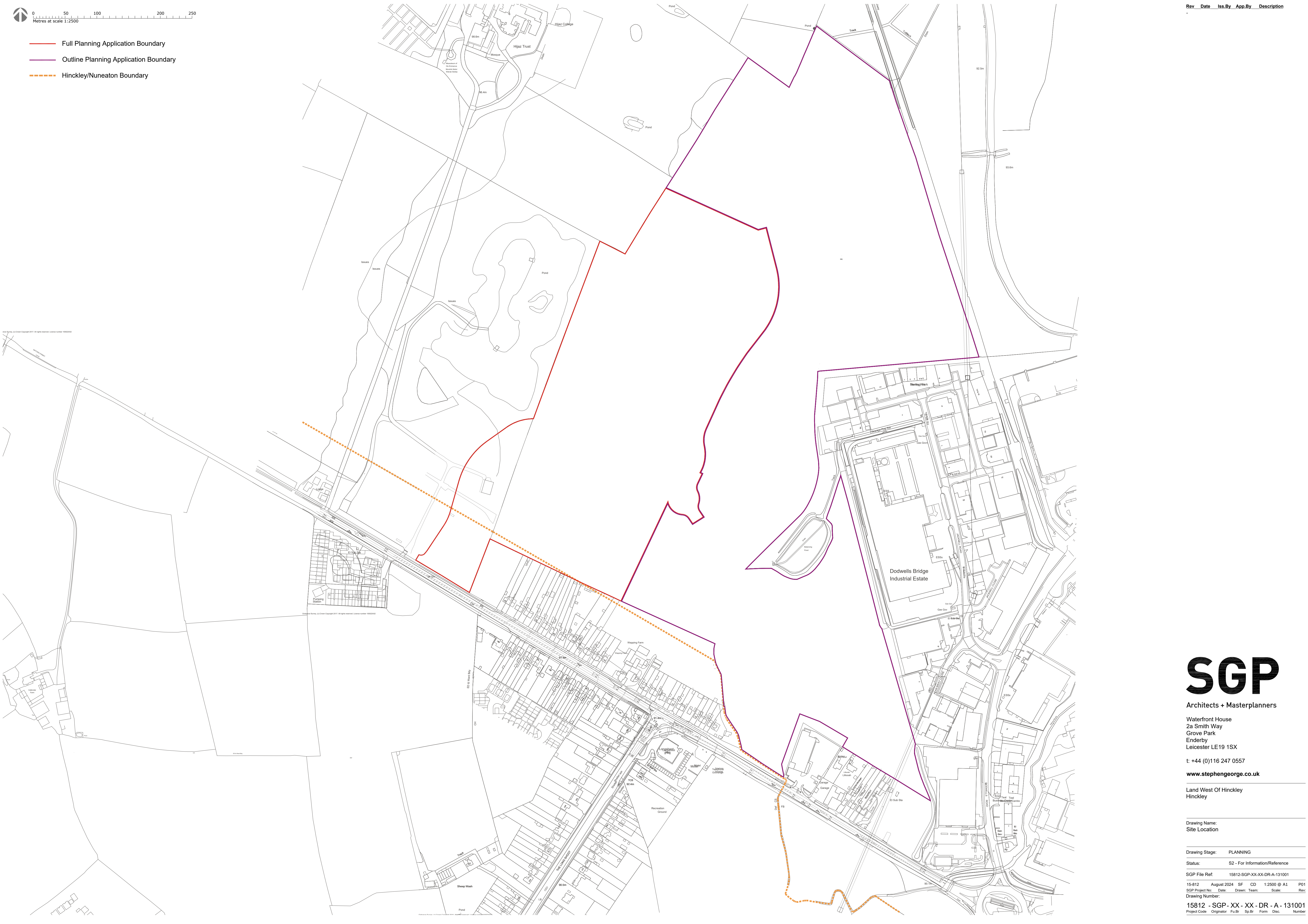
¹⁰² SI 2017/571 as amended by SI 2018/695

EIA Topic	Scoped In / Out	Where Addressed within ES
Biodiversity (e.g. flora and fauna)	Scoped in	To be assessed within the Ecology / Biodiversity chapter
Land (e.g. land take)	Scoped in	To be assessed within the Landscape and Visual, and Ecology/Biodiversity Chapters.
Soil	Scoped in	To be assessed within the Soils and Agricultural Land Chapter should BMV be found onsite.
Water	Scoped in	To be assessed within the Flood Risk and Drainage, and Ecology /Biodiversity chapters
Air	Scoped in	To be assessed within the Air Quality chapter
Climate	Scoped in	Climate to be assessed within various chapters as follows: Air Quality, Ecology/Biodiversity, and Flood Risk and Drainage. Given the nature of the proposals, it is not considered that there will be a significant impact in relation to 'climate change' in EIA terms relating to greenhouse gas emissions or any future significant impacts arising from climate change that would require adaptation within the Proposed Development. It is therefore not proposed to include a specific chapter regarding climate change mitigation and adaptation (refer to Chapter 14 for further discussion).
Material Assets	Scoped out	It is not considered there are any further 'material assets' to those already addressed within other EIA topics that may result in further significant effects (refer to Section 6)
Cultural Heritage (Architectural & Archaeological aspects)	Scoped in	To be assessed within the Cultural Heritage Chapter.
Landscape	Scoped in	To be assessed in the Landscape and Visual chapter
Interrelationship between above factors	Scoped in	Within each topic chapter

16.1.5. The Applicant looks forward to receiving the Local Planning Authority's Scoping Opinion within 5 weeks, as set out within Regulation 15 of the EIA Regulations 2017 (as amended).



Appendix A – Site Location Plan



SGP

Architects + Masterplanners

Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX

t: +44 (0)116 247 0557

www.stephengeorge.co.uk

Land West Of Hinckley
Hinckley

Drawing Name:
Site Location

Drawing Stage: PLANNING

Status: S2 - For Information/Reference

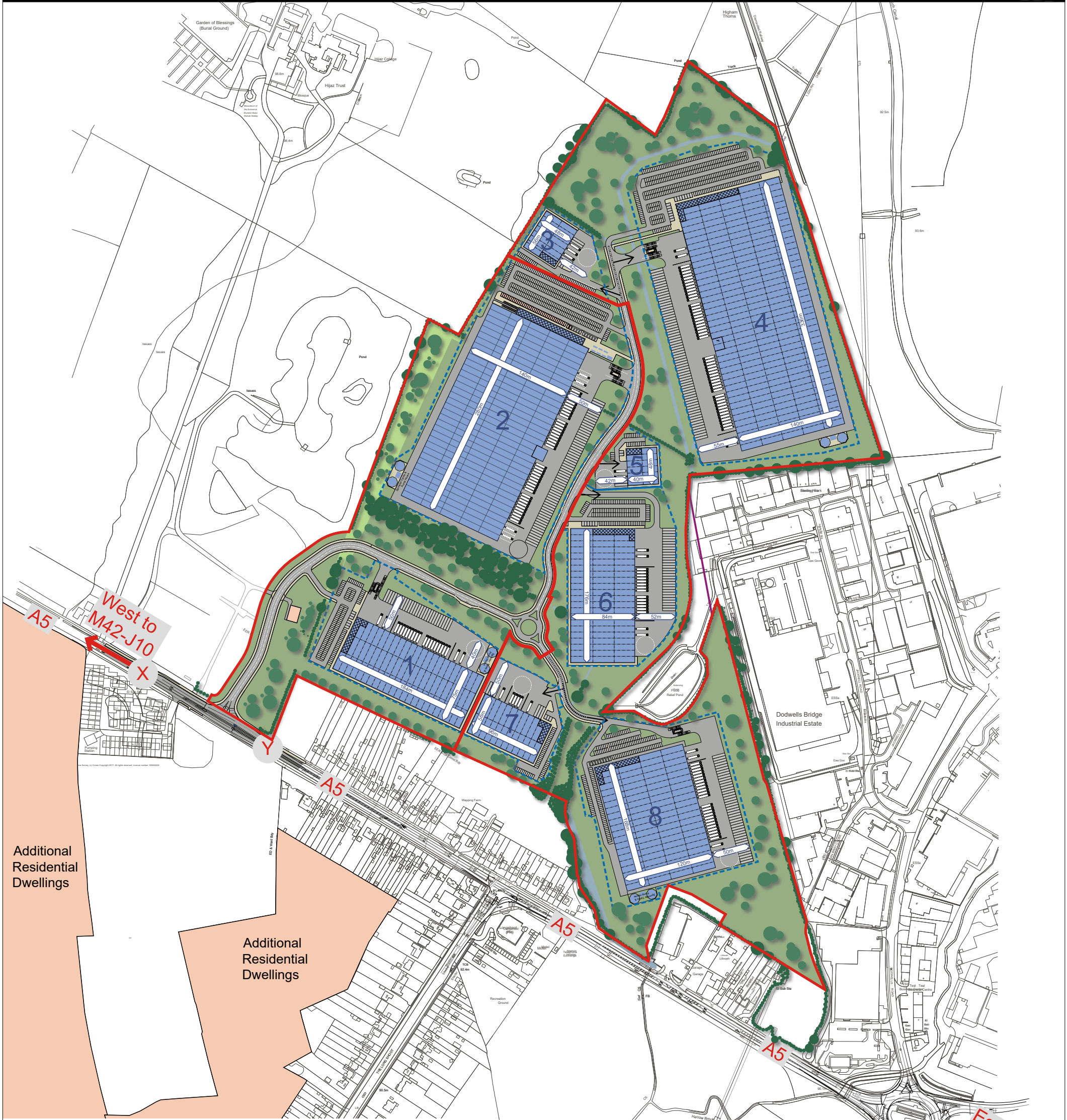
SGP File Ref: 15812-SGP-XX-XX-DR-A-131001

15.812 August 2024 SF CD 1:2500 @ A1 P01
SGP Project No. Date Drawn Team Scale Rev
Drawing Number:

15812 - SGP- XX- XX- DR - A - 131001
Project Code Originator Fu.Br Sp.Br Form Disc Number

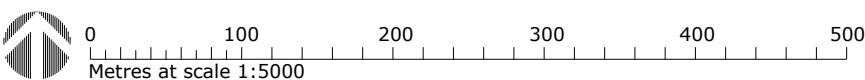


Appendix B – Indicative Masterplan



Ref.	GIA	NDA	Car spaces	Haunch Height	Max Height	FFL extg	FFL prop
1	153,570ft ²	7.74a	123No.	15m	18.5m	92.50	93.00
2	444,970ft ²	18.85a	345No.	18m	21.5m	91.00	91.40
3	30,700ft ²	1.92a	33No.	8m	13.5m	90.50	91.10
4	516,670ft ²	21.03a	401No.	18m	21.5m	90.50	90.85
5	22,300ft ²	1.38a	24No.	8m	11.5m	90.00	90.50
6	164,300ft ²	7.73a	127No.	15m	18.5m	90.00	90.70
7	60,800ft ²	3.22a	47No.	10m	13.5m	91.00	91.75
8	223,200ft ²	10.55a	173No.	18m	21.5m	91.50	91.90
Total	1,616,510ft ²	72.42a					

----- Gross Site Area - 118.73 acres
----- Net Site Area - 72.16 acres



SGP

Architects + Masterplanners

Waterfront House,
2a Smith Way, Grove Park,
Enderby, Leicester,
LE19 1SX
t: +44 (0)116 247 0557
www.stephengeorge.co.uk

SGP File Ref:

MP101-005

Drawing No:

15-812 MP101-006

Project No:

15-812

Rev:

F

Drawn By:

CD

Scale:

1:5000 @A3

Date:

Sept 2024



Appendix C – Schedule 4 EIA Regulations

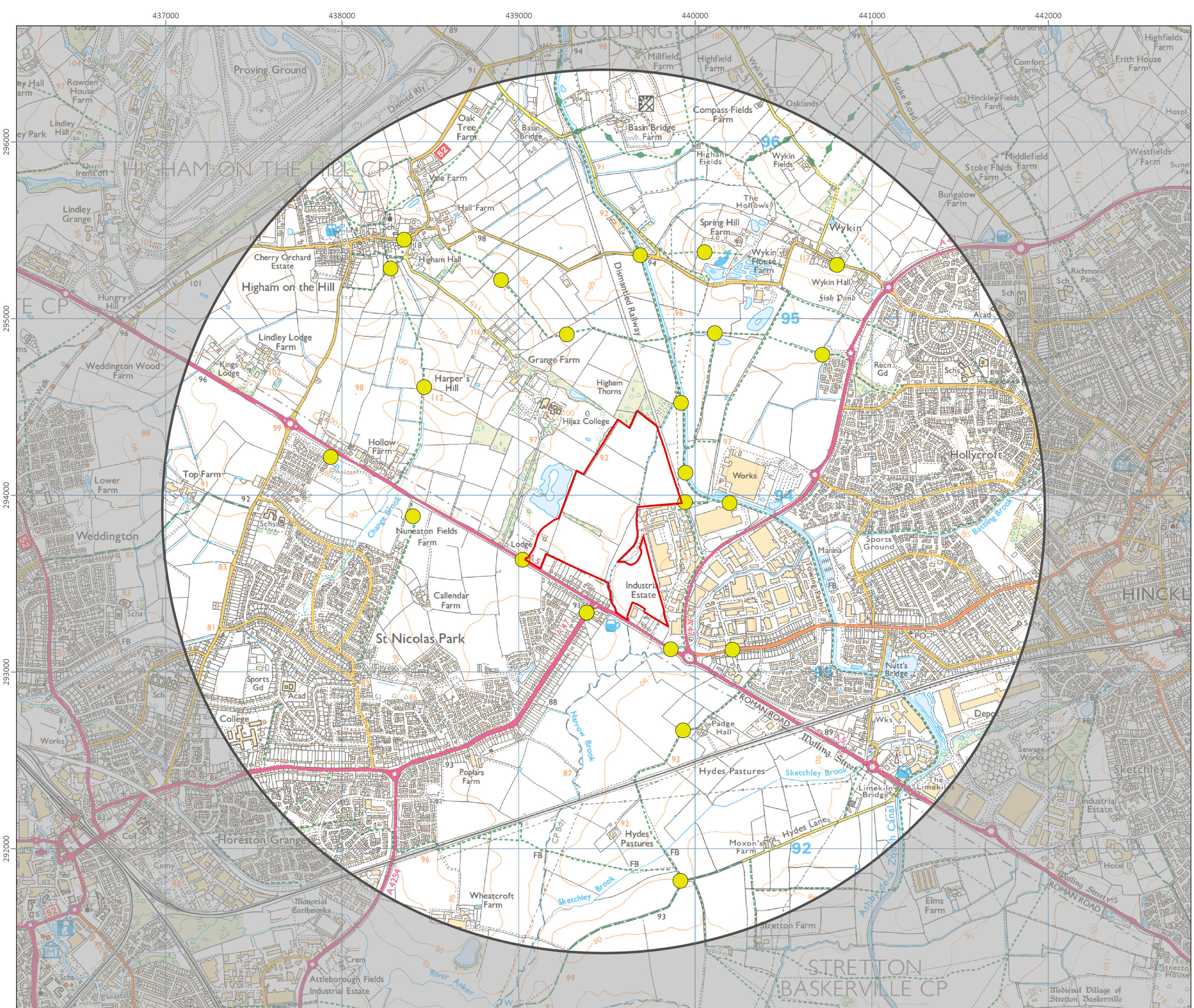
Appendix C
Town and Country Planning (EIA) Regulations 2017 (amended 2018)
Schedule 4: Information for Inclusion in Environmental Statements

1. A description of the development, including in particular:
 - (a) a description of the location of the development;
 - (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
 - (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
 - (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases).
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:
 - (a) the construction and existence of the development, including, where relevant, demolition works;
 - (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
 - (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
 - (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
 - (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
 - (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
 - (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council [Directive 92/43/EEC\(1\)](#) and [Directive 2009/147/EC\(2\)](#).
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as [Directive 2012/18/EU\(3\)](#) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
9. A non-technical summary of the information provided under paragraphs 1 to 8.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.



Appendix D – Proposed Viewpoint Location Plan



LEGEND

Site Boundary

Study Area

Viewpoint Location

Additional views will be taken from the new residential development under construction to the south-west of the A5.

02505007501,000 m

TITLE:
PROJECT/SITE:
CLIENT:
VERSION:
DATE:
APPROVED BY:

Viewpoint Location Map
Land West of Hinckley
Wilson Bowden Developments
d1
19/11/2024
AB

MAP REF:
6047-03-NLA.102
SCALE:
1:20,000 @ A3
PRODUCED BY:
SF

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NICHOLSONS

Appendix E – Nicholson LVIA Methodology

Methodology Introduction

- E.1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3)¹⁰³, jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- E.1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

Defining the Study Area

- E.1.3. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically, the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- E.1.4. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

Description of Effects

- E.1.5. The level of effect on both landscape and visual receptors will be identified in respect of the different components of the Proposed Development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- E.1.6. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral – Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
 - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur

¹⁰³ Landscape Institute and Institute of Environmental Management & Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment: Third Edition (GLVIA3)

as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

- Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 15, of the Operational Phase.
- Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

Significance of Effects

- E.1.7. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2017. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

Methodology for Assessing Landscape Effects

Identifying and Assessing the Landscape Baseline

- E.1.8. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.

- E.1.9. The identification of these features will be informed through:
- Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape (see below); and
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).

- E.1.10. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the Site assessment, and will make reference to published landscape character

assessments and the application of sound professional judgement based upon the evidence at hand.

E.1.11. Criteria for the selection of local landscape character areas within the likely study area include:

- Proximity and influence on the Site;
- Physical connections with the site (for example Public Rights of Way, roads, vegetation and vegetation belts); and
- Visual connection with the Site (particularly where the view is a key characteristic of the local area).

Assessing Landscape Sensitivity

E.1.12. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to the type of change proposed.

E.1.13. **Susceptibility** is defined as the inherent ability of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the Site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

Table 6.1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	No or very few detracting features; Townscapes are likely to include a high proportion of historic assets; Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	Landscapes would be considered to have a high degree of intimacy, generally strong landscape structure, a high level of intactness and contain features worthy of protection; Few detracting features; Has some potential to accommodate change which is in keeping with the positive aspects of local character. Townscapes may include a high proportion of historic assets; Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscapes would be considered of good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Demonstrates some potential to accommodate change through appropriate mitigation.
Low	Landscapes that contain strong evidence of previous landscape change and little representation of their former character; Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

Landscape Value

- E.1.14. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty.
- E.1.15. At a local level, Local Planning Authorities may have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- E.1.16. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment. In the absence of such an assessment, it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to a set of appropriate criteria, such as those suggested in Table 1 of the Landscape Institute TGN 02/21¹⁰⁴, an evolution of the criteria laid out in Box 5.1 of GLVIA3.

Table 6.2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Landscape is recognised as an area of great importance, quality and rarity. Almost always recognised by national or international designation.	International National	World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	Landscape is recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Often identified through local landscape designations.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Landscape is recognised as being of medium quality, importance and rarity. Typically undesignated but value may be expressed through published assessment. Represents some recognised value criteria.	Regional Local	Generally intact rural landscapes. Landscapes that are representative of published character.

¹⁰⁴ Landscape institute, 2021, TGN 02-21: Assessing landscape value outside national designations

Low	Landscape is of low quality, importance and rarity. Typically degraded with detracting features and in poor condition, but with some potential for restoration or improvement.	Local	Intensive arable landscapes. Landscapes with strong human influence or intensive management, e.g. golf courses.
Negligible	Landscape is of very low quality, importance and rarity. Typically degraded with many detracting features, and poorly managed. Change is likely to improve these landscapes.	Site	Unrestored mineral workings. Industrial landscapes.

Table 6.3: Overall Landscape Sensitivity

Identified Landscape Value							Sensitivity
Identified Susceptibility		Very High Value	High Value	Medium Value	Low Value	Very Low Value	
	Very High Susceptibility	Very High	High	High / Medium	X	X	
	High Susceptibility	High	High	Medium / High	Medium / Low	X	
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low	
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible	
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible	
	Sensitivity						

Landscape Magnitude of Change

- 6.5.20. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 6.4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

6.5.21. When assessing the magnitude of change consideration will be given to:

- The size or scale of the development: the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the Site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- The extent of the development – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- The permanency of the development: consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- The change to the key characteristics of the receiving landscape: taking into account:
 - Changes to the appearance of the Site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.

- The proposed mitigation: consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

Significance of Landscape Effect

1.1.22. The level of effect upon the receptor should be identified in respect of the different components of the Proposed Development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.

E.1.17. This will identify whether the effects are:

- **Adverse or Beneficial** – beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.
- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

E.1.18. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 6.5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
Magnitude of Change		Very High	High	Medium	Low	Negligible
	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None

* To be read in conjunction with Table 9 below.

Methodology for the Assessment of Visual Effects

- E.1.19. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- E.1.20. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
- Identification of the area in which the development may be visible (the visual envelope;
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature); and
 - Identification of the different groups of people who may experience views of the development.

Sensitivity of Visual Receptors

- E.1.21. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.
- E.1.22. Susceptibility is defined as the ability of a defined visual receptor to accommodate the specific proposed development without undue consequences. Regard should be given to the activity of the people experiencing the view, and the extent to which their attention or interest may be focused on the views, as well as the visual amenity that they experience at particular locations.

Table 6.6: Visual Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	- No or very few detracting features within the view. - Type of development is out of keeping with its setting. - The view has little or no potential to accommodate the type of change proposed. - Users' sole focus is on appreciation of the view.
High	- Views would be considered to have a high level of intactness and few detracting features, e.g. a public footpath within the countryside. - The view has limited potential to accommodate the type of change proposed. - Users' main focus is on appreciation of the view.
Medium	- Views would be comprised of good landscape structure, with some detracting features or evidence of recent change, e.g. a public footpath near to a settlement or rural public highway. - Views would demonstrate some potential to accommodate change through appropriate mitigation. - Users would have some appreciation of the view whilst passing through.
Low	- Views of landscapes that contain strong evidence of previous change and some degraded features. - Views encompassing a high degree of human activity. - Users would be mainly focused on their activity.
Negligible	- Views of degraded landscapes or highly intensive human uses, e.g. industrial areas. - Users would typically have their sole focus on their activity, with no appreciation of the view.

Visual Value

- E.1.23. The value of a view is derived from the value or importance given to that view by society at large.
- E.1.24. Value can be derived from the value given to the view by visitors to an area, for example through guidebooks, tourist maps, interpretation signs, as well as reference in literature or art.

Table 6.7: Visual Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Views within nationally designated landscapes such as National Parks or AONB's and users of National Trails where the focus is upon the landscape itself.	International National	World Heritage Sites National Parks. Areas of Outstanding Natural Beauty. Published routes.
High	Views are recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Views within regional/local landscape designations, users of Long Distance Routes or Sustrans cycle routes.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Views within moderate quality landscapes. Typically undesignated but value may be expressed through published assessment.	Regional Local	Generally intact rural views. Views that are representative of published landscape character.
Low	Views within landscapes considered to be of low quality, importance and rarity.	Local	Strong human influence or intensive management within the view, e.g. major transport routes, golf courses.
Negligible	Views within landscape considered to be of very low quality, importance and rarity. Typically degraded with many detracting features.	Site	Industrial/degraded landscapes.

Table 6.8: Visual Sensitivity Thresholds

Visual Sensitivity	Threshold Definition
Very High	Viewers on Public Rights of Way or accessible land whose prime focus is on the high quality of the surrounding landscape, and who are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's and users of National Trails.
High	Viewers on Public Rights of Way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of Long Distance Recreational Routes or Sustrans cycle routes.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or people passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity and not susceptible to changes in the surrounding landscape, or people passing through heavily degraded or human influenced landscapes.

Magnitude of Change of Visual Receptors

E.1.25. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:
 - The proposals will result in a long term or short term effect;

- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 6.9: Magnitude of Change to Visual Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
Low	Change resulting in a low degree of deterioration or improvement to a view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No Change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Significance of Visual Effect

- E.1.26. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. **Table 6.10** below outlines how the assessment of significance is undertaken.

Table 6.10: Visual Significance of Effect*

Vs.		Sensitivity of Visual Receptor				
Magnitude of Change		Very High	High	Medium	Low	Negligible
	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
		Significance of Landscape Effect				

* To be read in conjunction with Table 11 below.

Understanding Significant Effects

- E.1.27. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- E.1.28. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- E.1.29. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

Definition of Significance Thresholds

Table 6.11: Significance Thresholds

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape.
Minor	A low magnitude of change that materially affects a landscape that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
None	The receptor will experience no perceptible change at all.

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Lichfield

Central House Queen Street Lichfield WS13 6QD

T: 0121 308 9570

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