

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Emma Baumber
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Your Ref:
Our Ref: 25/01228/EAS
Date: 26th March 2026



Hinckley & Bosworth Borough Council

Mrs Katherine Else
Claremont Planning
Somerset House
37 Temple Street
Birmingham
B2 5DP

Dear Katherine,

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

Application: EIA Screening Request - Residential development, including affordable housing, Use Class E floorspace comprising provision of a new GP Surgery; grass sports pitches and ancillary changing facilities; accesses off Peckleton Lane and Leicester Lane with connecting internal road; landscaping buffers and public open space; and drainage including SuDs. All matters reserved except for access.

Application No: 25/01128/EAS
Address: Land South of Bosworth Academy, Leicester Lane, Desford,
Leicestershire

The proposed development falls within the description contained in paragraph 10(b) of Schedule 2 of the 2017 Regulations "Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres, and multiplex cinemas". The development exceeds the applicable thresholds including: (ii) The development includes more than 150 dwellings and (iii) The area of the development exceeds 5 hectares. The development proposed is therefore Schedule 2 development within the meaning of the 2017 EIA Regulations.

The Local Planning Authority (LPA) is of the view, having taken into account the criteria set out in Schedule 3 of the 2017 Regulations, PPG guidance and the information submitted with this screening request that the proposed development would not be likely to have such significant effects on the environment by virtue such as its nature, size or location alone, or in accumulation with other developments, and that an Environmental Impact Assessment would not be required in this instance.

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

Yours faithfully

Christopher Brown MRTPI
Head of Planning