

HINCKLEY & BOSWORTH BOROUGH COUNCIL

EIA Analysis and Screening Proforma



Hinckley & Bosworth
Borough Council

1 CASE DETAILS
Applicant Case Reference
N/A.
Local Planning Authority (LPA) Case Reference
24/00930/EAS
Secretary of State (SoS) Case Reference
N/A.
Site Address
Land north of Station Road Market Bosworth Leicestershire
Brief Description of Development
EIA Screening Opinion for 130 dwellings and associated open space
Area of Development/ Works/ New Floorspace (As Appropriate)
7.96ha – of which just 3.57ha is built development

2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) DETAILS

Is the proposal Schedule 1 Development as Described in Schedule 1 of the EIA Regulations?

Yes	
No	X

If Yes, Under which Description of Development? (i.e., No.'s 1 - 21?)

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Is the proposal Schedule 2 Development under the EIA Regulations?

Yes	X
No	

If Yes, Under which Description of Development in Column 1? (i.e., No.'s 1 - 13?)

10(b)(iii)

Is the proposal within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?

Yes	
No	X

If Yes, which area?

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Are the applicable thresholds/ criteria in Column 2 exceeded/ met?

Yes	X
No	

If Yes, Which Applicable Threshold/ Criteria?

(iii) The overall area of the development exceeds 5 hectares.

3 LPA/ SOS SCREENING

Has the LPA or SoS Issued a Screening Opinion (SO) or a Screening Direction (SD)?

Yes	
No	X

If Yes, Is a Copy of the SO/ SD on File?

Yes	
No	

If Yes, is the SO/ SD Positive?

Yes	
No	

4 ENVIRONMENTAL STATEMENT

Has the Applicant supplied an ES for the current or previous (if reserved matters or conditions) Application?	
Yes	
No	X

SCREENING			
	Screening Criteria Questions to be Considered	Response – Yes/No and explanation of reasons	Is a Significant Effect Likely? Yes/No and explanation of reasons (if response in middle column is no then this column is not applicable)
5 NATURAL RESOURCES			
5.1	Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No Changes to topography of the site are not anticipated.	N/A.
5.2	Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/ minerals or energy which are non-renewable or in short supply?	Yes Uses land to provide the dwellings and will use natural resources in their construction.	No It is anticipated that the development of 130 dwellings would use natural resources such as land, water, materials, and energy within its construction but that this is typical of any such development on a green field site. It is locally significant but not of wider significance.
5.3	Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No The site is currently agricultural land that is Grade 3 in terms of quality, it is therefore not important, high quality or scarce	N/A.

6	WASTE		
6.1	Will the project produce solid wastes during construction or operation or decommissioning?	Yes Typical construction waste.	No The type and level of waste is not considered to be of any significance.
7	POLLUTION AND NUISANCES		
7.1	Will the project release pollutants or any hazardous, toxic, or noxious substances to the air?	No Pollutants and toxic or noxious substances are not typically associated with housing development on greenfield land.	N/A.
7.2	Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes Noise and possible vibration during the construction phase.	No There would be noise and possible vibration during the construction phase, but this would not be considered to be significant.
7.3	Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters, or the sea?	No There should be no reason why a typical housing development would result in risks of contamination.	

7.4	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, which could be affected by the project?	No There are no such areas.	N/A.
8 POPULATION AND HUMAN HEALTH			
8.1	Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No Such risks are very low given the scheme is for the construction of dwellings	N/A.
8.2	Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example, due to water contamination or air pollution)	Yes A development of 130 dwellings would be expected to result in some risks to health during the construction phase.	No The risks to human health during the construction phase will be localised and very low and therefore not significant.

9 WATER RESOURCES			
9.1	Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes There is small watercourse within the site and a pond on the site but so they could be affected by a development of 130 homes	No There is no reason why the pond and watercourse would be adversely affected by the development, particularly in terms of volume or flood risk. Any possible effects would be very minor in nature and are therefore not considered to be at all significant.
10 BIODIVERSITY (SPECIES AND HABITATS)			
10.1	Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international,	No The site has no statutory designations or classifications and has no non-designated or non-classified areas that are important or sensitive in any way.	

	national, regional or local))).		
10.2	Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes The Applicant has stated that an Ecological Assessment has identified such habitats on the site including Great Crested Newts and New Zealand pygmy weed.	No The presence of protected, important or sensitive species is not unusual on a greenfield site and will normally be appropriately dealt with during the pre-commencement or construction phases. This issue is therefore not considered to be significant in any way.
11 LANDSCAPE AND VISUAL			
11.1	Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes While the site and its surroundings are not a nationally protected landscape the Neighbourhood Plan does identify the site as lying within an important view and an important vista where Policy CE3 of the Neighbourhood Plan says that development will not be supported where it has a significantly adverse impact on an important view or vista	No The Applicant has indicated that the scheme seeks to take account of Policy CE3 and therefore whether the effects are significant or not is a determination that is made during the assessment of the planning application. A Landscape and Visual Impact Assessment is to be submitted with the application which will inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted

11.2	Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes The proposed development could be viewed from a variety of viewpoints. This include most obviously from Station Road, which is a main road in and out of Market Bosworth and a highly trafficked route, from the top of the hill heading west where the site would be at a lower level. The development would also be seen when heading east at the point where Station Road rises to cross the railway. The bridge parapet here is low enough that development would be clearly viewed. The submitted Development Framework Plan shows the distances from Station Road to built development to be between 45m and 100m. There are no other public rights of way that are closer to the site although built development is indicated adjacent to the access to Kyngs Golf Club.	No The Applicant has indicated that the scheme seeks to take account of Policy CE3 and therefore whether the effects are significant or not is a determination that is made during the assessment of the planning application. A Landscape and Visual Impact Assessment is to be submitted with the application which will inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.

12	CUTURAL HERITAGE / ARCHAEOLOGY		
12.1	Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes The Ashby Canal Conservation Area is just 130m from the site and the Ashby Canal management Plan identifies views from the Conservation Area, which lies to the west of the site to the Grade II* St Peter's Church which lies over 1km away from the indicated built development on the site, to the east. While intervening built form, topography and woodland is likely to mean that views from the Conservation area could be affected. The Appellant acknowledges that St Peter's Church, the Market Bosworth Conservation Area and the Ashby Canal Conservation Area "have the potential to be sensitive to the proposed development." The Applicant also confirms that a Heritage Statement is to be submitted with any forthcoming planning application.	No The Applicant has indicated that the scheme seeks to take account of heritage assets and therefore whether the proposed development affects any heritage asset will be made during the assessment of the planning application. A Heritage Assessment is to be submitted with the application which will inform that process and as such it is not considered that any impacts are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.

13	TRANSPORT AND ACCESS		
13.1	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes The site straddles the access to the Kyngs Golf Club which is currently not operating or open to the public. PRoW S70 runs to the north of the site but at some distance so would not be affected by the proposed development.	No The Kyngs Golf Course is currently closed and while it could re-open the access is established and although proposed built development lies adjacent to the access any possible effects on the access could be managed and are not considered significant.
13.2	Are there any transport routes on or around the location which are susceptible to congestion, or which cause environmental problems, which could be affected by the project?	Yes Station Road and the town centre are susceptible to congestion	No Any potential highway impacts shall be assessed in conjunction with the Local Highway Authority and addressed accordingly. It is not considered though that the potential impacts of the development are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.

14	LAND USE		
14.1	Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes The site is currently in agricultural use and that would be affected by the provision of 130 dwellings and associated open space. The site also straddles the access to the Kyngs Golf Course (as referred to above). There are no other community facilities on or around the site that might be impacted	No The effects are not considered to be so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted
14.2	Are there any plans for future land uses on or around the location which could be affected by the project?	No There are permissions on the Kyngs Golf Course for a new clubhouse, 50 room hotel and holiday lodges and there is a current application on land south of Station Road, opposite the site for 138 new dwellings. None of these projects would be affected by the proposed project for 130 dwellings and associated open space	

15	LAND STABILITY AND CLIMATE		
15.1	Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No The site location is not susceptible to any of the items or issues listed	
16	CUMULATIVE EFFECTS		
16.1	Could this project together with existing and/or approved development result in cumulation of impacts together during the construction or operation phase	Yes There are a number of existing permissions, particularly on Kings Golf Course and possible future permissions (the housing site to the south is an allocation on the Local Plan and Neighbourhood Plan) that could result in cumulative impacts particularly during the construction phase.	No The Applicant is aware of these existing and potential approved developments and will be taking them into account in their Transport Assessment. It is not considered though that any such impacts are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.

17	TRANSBOUNDARY EFFECTS		
17.1	Is the project likely to lead to transboundary effects?	No Given the site is in England there are no transboundary impacts.	

18 CONCLUSIONS

Schedule 2 10(b) (iii) development on a developable area of 3.57 hectares but a wider site of just under 8 hectares on a greenfield site with no sensitivities on or adjacent to the site. Likely environmental effects are not expected to be significant to the extent that an Environmental Statement is required.

19 SCREENING DECISION

If a Screening Opinion / Screening Direction has been provided, do you agree with it?

Yes

No

N/A X

Is it Necessary to Issue a Screening Direction?

Yes

No X

Is an Environmental Statement Required?

Yes

No X

20 ASSESSMENT**Action / Outcome**

Development IS likely to have significant effects on the environment

ES
required

Development IS NOT likely to Have Significant Effects on the Environment

ES not
required

It has been found that the development of 130 dwellings on this site would not have significant effects on the environment that require the submission of further information at this stage or the submission of an Environmental Statement, for the reasons set out above.

More information is required to inform direction

Request
further
info

21 REASON(S) FOR SCREENING

A formal request for a Screening Opinion has been submitted

Name: Tim Hartley

Date: 03 December 2024