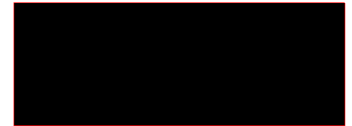


16th April 2025

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The Estates Office
Norman Court
Ashby de la Zouch
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Development Management
Hinckley and Bosworth Borough Council
Rugby Road
Hinckley
LE10 0FR



Dear Sir/Madam

**REQUEST FOR SCREENING OPINION
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND EAST OF RATBY LANE, MARKFIELD**

I write on behalf of my client, Taylor Wimpey, to formally request a screening opinion in respect of a proposed development at Land to the East of Ratby Lane, Markfield for up to 135 dwellings. The purpose of this letter is to consider the need for an Environmental Impact Assessment (EIA) in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations") for the Proposed Development.

A number of supporting documents are enclosed which set out further detail in relation to specific elements which will assist in considering the proposals.

Screening Opinion

This is a request for a screening opinion to be made in accordance with Regulation 5 of the EIA Regulations. The following information required by Regulation 6 is set out below:

- (a) *a plan sufficient to identify the land;*
- (b) *a description of the development, including in particular –*
 - (i) *a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) *a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- (c) *a description of the aspects of the environment likely to be significantly affected by the development;*
- (d) *to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from –*
 - (i) *the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) *the use of natural resources, in particular soil, land, water and biodiversity; and*
- (e) *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1 The proposed development is not considered to fall within Schedule 1 of the Regulations.

Schedule 2 developments require EIA if they would lead to likely significant effects on the environment. The proposed development falls within Schedule 2 of the EIA Regulations and is classified as an 'Urban Development Project' (10(b)(ii)).

The site is not located within, or partly within, a sensitive area as defined by Regulation 2(1) of the EIA Regulations.

The proposed development exceeds the relevant thresholds, which in this instance are that it covers an area greater than 5 ha in size. The site is 5.97 ha, and the proposed development covers an area of approximately 3.63 ha of residential led development and will lead to the construction of up to 135 dwellings, with a further 1.44 ha of public open space. A Development Framework Plan is enclosed and identifies the proposed split between built development and other land uses, including landscaping and open space.

In addition to the Schedule 2 thresholds outlined above, Paragraph 018 Reference ID: 4-018-20170728 of the National Planning Practice Guidance (NPPG) provides advice for deciding whether a Schedule 2 project is likely to have significant effects and states that just because a development site is above indicative thresholds does not mean it will require full EIA assessment. In reality, only a very small proportion of Schedule 2 development will require an assessment. Specifically, the Guidance states *that "while it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. It is also possible to provide an indication of the sort of development for which an assessment is likely to be necessary"*.

Notwithstanding the above, Regulation 5 (4) of the EIA Regulations requires the LPA to take into account any information provided by the applicant, the results of any relevant EU environmental assessments which are reasonably available to the LPA, and relevant criteria set out in Schedule 3 of the EIA Regulations, which comprises the following criteria:

- a) *Characteristics of development (i.e. size and design, cumulation with other development, use of natural resources, waste production, pollution and nuisances, risk of major accidents and / or disasters relevant to the development concerned, and the risks to human health);*
- b) *Location of development (i.e. environmental sensitivity with regard to existing land use, relative abundance and regenerative capacity of natural resources in the area; absorption capacity of the natural environment, in particular areas such as wetlands, coastal zones, nature resources, densely populated areas, etc);*
- c) *Characteristics of the potential impacts (i.e. the potential significance effects of development in relation to the extent, magnitude, complexity, probability, duration, frequency and reversibility of the impact concerned, and cumulation with other development impacts).*

The Assessment Area

The site (illustrated in Figure 1 overleaf) known as 'Land East of Ratby Lane, Markfield' and extends to approximately 5.46 hectares (ha).

The site is located to the southeast of Markfield. Residential development associated with the built-up area of Markfield lies to the north and west. The site is bounded by Ratby Lane to the west and residential development to the north is formed of properties that lie south of Jacqueline Road. The site's western boundary follows a hedgerow which has an existing gated farm access near its southern end onto Ratby Lane. It comprises a single agricultural field, and is bound by a mixture of fencing, hedgerow and established trees. Established woodland lies to the south and east.

The site falls significantly from northeast to southwest. The lowest levels are found on the southwestern boundary of the site.

Access to the proposed development will be via a T-Junction with Ratby Lane which will also offer pedestrian and cycle access. There will also be a public footpath in the south-eastern corner of the site offering connectivity to the public right of way network along the southern boundary of the site.



Figure 1: Site Location – Land East of Ratby Lane, Markfield

The site is within a short walking distance to Markfield village centre (15-minute walking distance). The village centre is well established and offers a range of local amenities such as a primary school, medical centre, convenience store, pubs, restaurants, places of worship and public open spaces.

The nearest bus stop is located immediately east of the site off Ratby Lane. This offers connections to Coalville and Castle Donington. Alternative bus stops in the village centre offer connections to Leicester City Centre and Swadlincote. The A50 is located to the north of the site and provides connectivity to Junction 22 of the M1 to the north and Leicester City Centre to the south. The site is also within very close proximity to East Midlands Airport (15-minute driving distance).

Planning History

The site has been subject to an outline planning application for 140 dwellings (Ref: 15/00889/OUT). This application was submitted in August 2015 and refused at Planning Committee in March 2016 at a time when the Council were able to demonstrate a five year housing land supply. The Council are unable to demonstrate this now and the presumption in favour of development is therefore engaged (NPPF 11d).

Development Plan

Markfield is identified as a Key Rural Centre in the emerging Local Plan (as well as the adopted Core Strategy). The site is identified as an allocation in the emerging Local Plan for 130 dwellings (Policy SP02 Development Strategy (2c)).

Proposed Development

An outline planning application will be submitted for the scheme with all matters reserved except for access. Details relating to the appearance, layout, amount, and scale of development as well as landscaping within the site are to be the subject of subsequent reserved matters approval.

The development proposed is for up to 135 new high quality homes of a varying type, size and tenure including affordable housing (40%). Sustainable drainage systems, green infrastructure, open space, play areas and landscaping are also proposed as part of the project, including biodiversity enhancements achieving at least a 10% Biodiversity Net Gain. Vehicular access into the site would be from Ratby Lane. New footpath links will also be provided as part of the scheme, including links onto Ratby Lane and a footpath connection to the public right of way network along the southern boundary of the site and through the woodland belt, providing connectivity between Markfield and the A50 to the east.

The development will be designed to create a viable and attractive community that makes efficient use of the site and integrates with the neighbouring areas of residential development and the facilities in Markfield.

Mitigation

The proposed development has been designed to minimise potentially negative effects and maximise positive effects. Additional mitigation will include adherence to best practice measures during the construction phase, such as a Construction Environmental Management Plan (CEMP). The implementation of the CEMP would be controlled by a suitably worded condition on any permission granted.

The following design principles (recommended through assessments and reports) will be delivered as part of the development:

Ecology

The layout shown within the Development Framework Plan has been informed by the recommendations of the Ecological Impact Assessment. The biodiversity impact assessment calculation provides a quantitative assessment of losses or gains in biodiversity. The metric demonstrates that the illustrative masterplan has the potential to deliver c. 10% net gain in habitat units based on the provision of new aquatic habitat, wildflower grassland and tree and thicket planting. In addition, the calculation has demonstrated that the proposals can deliver a c. 20% net gain in hedgerow habitat through the retention of boundary habitat and minimising hedgerow loss. New hedgerow to be delivered will comprise intact, species-rich features. This will also help to mitigate for the minor loss of LWS hedgerow habitat required to facilitate site access.

In addition, and of significant value, will be new native woodland and tree planting along the southern boundaries of the site. Furthermore, through consultation the design has included a sustainable drainage feature which will feature permanent water and have marginal vegetation planted /sown with native species rich mixes.

The Preliminary Roost Assessment and additional surveys undertaken this year found that common and widespread bat species dominating the calls recorded. Most bat activity is associated with the woodland boundary to the south. This will be buffered from the built development and will be kept free of artificial lightspill.

Small badger setts have been identified along the southern and eastern boundary of the site. These will largely be retained within the site's proposed areas of open space, associated with an adequate buffer. Where the setts cannot be retained, advice will be sought from a suitably qualified ecologist who will provide recommendations to avoid any adverse impacts on the species. Such measures will be detailed within the future planning application and supporting technical documents.

Enhancement measures for species will include the installation of bird and bat boxes on new buildings and retained trees. The habitat enhancement measures detailed above will also provide opportunities for other wildlife, including amphibians, reptiles, invertebrates, and small mammals.

Flood Risk and Drainage

The site is located wholly within Flood Zone 1 which is associated with the lowest probability of flooding from sea or rivers. The site is not considered to be at risk from surface water flooding. There are localised areas which are at a higher risk of surface water flooding due to the topography of the site. However, these are not of a scale which would be considered to adversely impact the development, or wider area, and do not represent a continuation of any wider surface water flood route.

Development has been located away from the small areas at a higher risk of surface water flooding. Such locations are proposed to accommodate SuDS features to make use of these areas in a way which will benefit the development. These features will then also benefit the site by providing amenity assets. It is therefore not considered any sequential testing is required for the proposed development. Based on the above, it is considered that the Flood Risk Assessment supporting a future application will suitably cover this technical consideration.

In terms of the proposals which relate to flooding and drainage, the drainage strategy for the site proposes to integrate sustainable drainage features with traditional drainage systems for buildings and roads. This includes the use of an attenuation basin in the southern portion of the site. The surface water drainage system shall be designed to ensure that flood storage volumes are retained onsite for critical storm events up to the 1 in 100-year return period plus an allowance for the effects of climate change.

Surface water is then proposed to be discharged into the ordinary watercourse located south of the site. In accordance with the planning policy, the new development shall ensure that development run-off into the existing watercourse shall not exceed existing conditions.

To further mitigate the flood risk to properties in the event of a failure within in the drainage system, surface levels will be designed to ensure that flood flows are not directed toward dwellings. Exceedance flows shall be directed toward the attenuation features at the natural low points of the site, ensuring that the flood volumes generated by critical storm events for the 1 in 100 year return period, plus climate change allowance shall be retained on site and not impose a flood risk to any property.

Landscape

A number of landscape and mitigation measures have been incorporated, retained or enhanced within the proposed scheme, to minimise any likely significant effects, as discussed below.

The proposed development will retain and reinforce the majority of the existing trees onsite including the landscape buffer along the existing road frontage.

The attenuation ponds in the southern parts of the site have been designed to be sinuous and organic in shape to enhance the Public Open Space and new native woodland planting will reinforce the existing woodland along the southern boundary.

The proposed development will be set back from the existing road frontage to create a small 'green' alongside Ratby Lane. This open space acts as an area of landscape buffering which will soften the appearance of the development and reflect the existing townscape character within Markfield,

The proposed development will create new landscape features and enhance the existing features which will reflect the National Forest context and demonstrate environmental and biodiversity benefits. There is ample opportunity on the site to plant new trees as part of the landscape plan and site boundaries can be enhanced by

additional tree and hedge planting particularly along the north-east of the site where the boundary is alongside existing residential gardens.

Highways and Access

A Transport Assessment has been undertaken by David Tucker Associates (DTA) to review the transport implications of the proposed development. This notes that there were no highways or transportation objections to the development from Leicestershire County Council for the previous scheme for 140 dwellings (15/00889/OUT).

Access to the site will be via a T-junction with Ratby Lane which was previously submitted as part of application 15/00889/OUT. Visibility splays of 2.4m x 43m for the signposted 30mph speed limit can be achieved from the proposed site access and exceed requirements based on the speed data collected.

In terms of pedestrian and cycle access, the main route will be via the new vehicular access from Ratby Lane, however, there is also a public footpath which runs along the southern edge of the parcel of land which will be maintained. Access to the site will also be created off the public footpath in the south-eastern corner of the site through new recreational routes. Measures to improve the local highway network will be set out in a future Transport Assessment, submitted in support of a future application.

To assess the potential traffic movements from the development, trip rate data has been received from Leicestershire Highways. The proposed development is predicted to generate in the order of 113 two-way vehicle movements in the AM peak and 112 two-way vehicle movements in the PM peak. This equates to, on average, 2 additional vehicle every minute, which is modest. The section of Ratby Lane which will service the development is understood to be used lightly by traffic and the development is not considered to result in any highway capacity issues. The results of the modelling and wider traffic impact analysis will be agreed with the Highway Authority and presented within the Transport Assessment.

In terms of traffic impacts, a number of capacity assessments have been undertaken at the nearby junctions agreed with the Highway Authority. In relation to the assessed Field Head Roundabout (Launde Road/Leicester Road/A50 Leicester Road/Markfield, it is well documented by the Highway Authority that queue lengths and delays increase at the junction as a result of a number of planned developments. The LHA has a preferred mitigation scheme for the Field Head junction and has sought a financial contribution towards its delivery as part of each application resulting in impacts. This enables a holistic approach to be taken to providing the required capacity enhancements to accommodate the associated demand and growth. Accordingly, the proposed development would also need to contribute towards improvements to the Field Head roundabout in mitigating any highway impacts of this development.

In terms of cumulative impact, allowing for TEMPro growth and the draft allocation within the emerging Local Plan for 180 dwellings on Land to the South of London Road (located to the west of the proposed development), the likelihood of any significant highway impacts arising in EIA terms are extremely low

A Construction Management Plan will be provided to support a future application which will detail the hours of working related to the site's construction. It is envisaged that this will be between normal working hours Monday-Friday. This Plan can be secured through appropriate conditions attached to a future planning permission.

Following the above assessments, it has been demonstrated the impact of the development on the local highway network would be negligible. The development is therefore not considered to result in any likely effects which would be considered significant.

Application Documentation

Full details of the benefits and impacts of the proposed development, together with proposed mitigation measures will be included within the planning application documentation. The outline planning application will be supported by a comprehensive suite of supporting documents and technical assessments as follows:

- Site Location Plan
- Development Framework Plan
- Landscape and Visual Impact Assessment / Landscape Scheme
- Preliminary Ecological Assessment
- Ecological Impact Appraisal Summary and Biodiversity Impact Assessment
- Biodiversity Impact Assessment Calculation
- Arboricultural Impact Assessment
- Archaeological Desk-Based Assessment
- Geophysical Survey
- Transport Assessment
- Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Design and Access Statement
- Statement of Community Involvement

Assessment of Schedule 3 Criteria

This assessment considers the characteristics of the development, the environmental sensitivity of the geographical areas likely to be affected by the development and the potential for significant impacts.

Consideration of Cumulative Effects

Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and / or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations: *“each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”*

Table 1 and 2 below, sets out schemes identified within c.2km of the site using Hinckley & Bosworth's planning databases, which should be considered cumulatively in the EIA Screening process.

Table 1: Planning Allocations

Allocation	Description	Distance	Status
Draft Local Plan Policy SP02 Site Ref LPR70	130 homes on land east of Ratby Lane and south of Jacqueline Road, Markfield The Application Site	0m	Draft Allocation
Draft Local Plan Policy SP02 Site Ref LPR94A	170 homes on land south of London Road Markfield	900m	Draft Allocation
Draft Local Plan Policy SP02 Site Ref LPR95	28.3ha on land at Cliffe Hall Farm, (Junction 22 M1) Markfield	2km	Draft Allocation

Table 2: Planning Applications

Application	Description	Distance	Status
20/01283/FUL	Residential development of 282 dwellings (Class C3) including provision of public open space, associated infrastructure and engineering works and demolition of Vine Cottage	200m	Permitted
21/00787/OUT	Residential development of up to 93 dwellings, public open space, landscaping and SuDS (Outline - access only) (cross boundary application with Charnwood BC - P/21/1260/2)	1.5 km	Appeal Allowed
20/00887/FUL	Demolition of existing conference centre and a residential building and erection of a new conference centre, including indoor sports facility, and new residential building with associated landscaping	600m	Permitted
P/22/1031/2	Demolition of 287 Markfield Lane, and the development of up to 115 dwellings, together with open space and drainage infrastructure (Outline - access only) (Charnwood BC application)	400m	Pending determination
P/23/2197/2	Erection of 72 bedroom Residential Care Home (Use Class C2) with associated parking provision, cycle parking, bin store, landscaping, air source heat pump enclosure and associated works Land off Leicester Road, Markfield	600m	Pending determination

Screening Assessment

Table 3 sets out a review of all of the criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Planning Practice Guidance EIA Screening Matrix for Land at Ratby Lane, Markfield

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
	Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
Natural Resources				
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	There will be no material physical changes to the topography of the site or surrounding area.	N/A	
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	The construction and operational phases of the proposed development would require the use of natural resources in terms of land, soil, water, materials and energy.	No	There is no part of the proposed development that will require any uncommon or disproportionate use of natural resources or resources of a particularly rare nature. Any potential effects during the construction phase would be mitigated using best practice measures set out within a CEMP and implemented prior to

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				commencement of works on the site. The CEMP will include measures to minimise the consumption of natural resources, particularly those non-renewable, where possible.
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?	Yes	The site comprises agricultural land, with the Agricultural Land Classification of 3. This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield. The yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2. There are no fisheries, tourism or minerals resources that could be affected by the proposed development	No	
Waste				
Will the project produce solid wastes during construction or operation or decommissioning?	Yes	As it is a greenfield site there would be little hard waste to dispose of from site clearance. The construction works that will take place on site will inevitably produce some waste. However, through modern construction processes, any materials will be used efficiently on site and any reusable waste will be reused or recycled on site, wherever possible. Once the site is operational the production of waste associated with the development will be purely residential in nature. Waste and recycling separation and collection will be implemented and are unlikely to result in large	No	Construction waste will be reused and recycled on or off-site where possible. Any construction waste would be managed in accordance with the CEMP and all applicable legislation and disposed of in line with best practice.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		amounts of waste that would result in a significant effect on the environment and the site is not located in an identified nutrient neutrality catchment area.		
Pollution and Nuisances				
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The construction phase of development could generate dust issues for residents surrounding the site. Dust generation would be managed in accordance with standard best practice measures which would be enforced through a CEMP. Nevertheless, dust generation is not anticipated to generate significant adverse effects. The proposed development is not associated with hazardous substances or toxic emissions to air.	No	These are temporary impacts which are not considered significant in environmental impact terms as adoption and adherence to robust construction management plans can provide mitigation. Therefore, it is considered the potential impacts can be mitigated and that the impacts are not significant enough to warrant a full EIA. As a result, it is considered that the potential pollution and nuisance impacts will be short term and minor and only of local significance.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The construction phase of development could generate noise and vibration issues for residents surrounding the site. The potential exists for light and energy releases resulting from the operational phases associated with the proposed development. No electromagnetic radiation will be caused or released.	No	These are temporary impacts which are not considered significant in environmental impact terms as adoption and adherence to robust construction management plans can provide mitigation. Therefore, it is considered the potential impacts could be mitigated and that the impacts are not significant enough to warrant a full EIA.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
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	The site lies within Flood Zone 1 (Less than 1 in 1000 year probability of flooding) as shown on the Environment Agency's Flood Map for Planning. A Drainage Strategy will also be submitted with the application, identifying the surface water and foul drainage strategies for the development proposed. The site falls significantly from northeast to southwest. The lowest levels are found on the southwestern boundary of the site. There is an ordinary watercourse located approximately 160m to the south of the site. This flows west to east. Surface water is proposed to be discharged into this watercourse following ground infiltration investigations which demonstrated infiltration is not feasible. In accordance with planning policy, the new development shall ensure that surface water run-off into the existing watercourse downstream of the alterations shall not exceed existing conditions. As such, the drainage strategy includes for a sustainable urban drainage system, including drainage basins to the south of the development (in the lowest part of the site) In terms foul drainage, all new properties will be drained to the existing Severn Trent sewer network.	N/A	

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		Surface water run-off will be managed on site during the construction phase. It is anticipated the proposed development will not lead to contamination of land or water.		
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 areas already subject to pollution or environmental damage around the site.	N/A	
Population and Human Health				
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	Having regard to substances or technologies used, the risks are considered to be low on the basis that the proposed development is not unusual or reliant on new technology. The area of the site to be built upon is not within a flood risk zone and the Flood Risk Assessment (FRA) which supports the application confirms that the proposed development will not be at risk from flooding, and will not increase the chances of flooding elsewhere, tested to a in 100-year+40% storm event. The site is largely greenfield land for which the proposed surface water drainage will incorporate sustainable drainage systems to limit the generated runoff to its	N/A	

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		current runoff rate; hence there will be no increased flood risk to third parties as a result of the development and impacts of climate change would be considered acceptable.		
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	The residential area of Markfield is located to the north and west of the site however the proposed development will not generate significant adverse effects in relation to air pollution or water contamination. In relation to air pollution, during construction, potential adverse effects are likely however these will be minimised through the effective implementation of the CEMP.	No	There are no significant effects on human health in relation to water contamination or air quality.
Water Resources				
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?	No	There is an ordinary watercourse located approximately 160m to the south of the site. The surface water is proposed to be discharged into this watercourse following ground infiltration investigations which demonstrated infiltration is not feasible. In accordance with planning policy, the new development shall ensure that surface water run-off into the existing watercourse downstream of the alterations shall not exceed existing conditions. As such, the drainage strategy includes for a sustainable urban drainage system, including drainage basins to the south of the development (in the lowest part of the site).	N/A	

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		Surface water run-off will be managed on-site during the construction and operational phases. An FRA and Drainage Strategy will be submitted with the planning application.		
Biodiversity (Species and Habitats)				
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 water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	The site is not subject to any statutory environmental designations. Five national statutory designations were identified within 3km of the Site. They are Sites of Special Scientific Interest (SSSI). The Preliminary Ecological Assessment concluded that given the distance between the site and SSSI's that it would not result in a negative effect on the area. No direct or indirect impacts on statutory sites as a result of the proposed development are anticipated. Sixteen non-statutory designations were identified within 1km of the Site which were labelled as Local Wildlife sites including Candidate, Notified and Potential. The Preliminary Ecological Assessment concluded that as the Markfield, Groby, Ratby and Green Lane Hedgerows (Potential) LWS forms part the western and southern boundaries of the site there could be potential for negative effects to arise as a result of the proposed development however this will be mitigated through the retention of the hedgerow habitat and minimise any hedgerow loss. No direct or indirect impacts on the other non-statutory	No	The layout shown within the Development Framework Plan has been informed by the recommendations of the Preliminary Ecological Assessment and Protected Species Surveys. Ecologically led landscaping is incorporated into the design. This will include habitat creation measures (including new aquatic habitat, wildflower grassland and tree and thicket planting). The proposed development is not considered to generate any significant adverse ecological effects. In addition, and of significant value, will be new native woodland and tree planting along the southern boundaries of the site.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		designations as a result of the proposed development are anticipated. The Preliminary Ecological Assessment and Biodiversity Net Gain Assessment will be submitted with the planning application.		
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 Preliminary Ecological Assessment identified habitats at the site as potentially supporting foraging/dispersing bats, badger and great crested newts. Notwithstanding this, additional surveys have been undertaken to confirm the presence and likely absence. Spring and summer transect and static monitoring survey has been undertaken, with common and widespread bat species dominating the calls recorded. Most bat activity is associated with the woodland boundary to the south and this should be buffered from development and kept free of artificial lightspill. A single badger hole is still present along the eastern boundary although this does not look as if it is regularly in use. This survey will continue to be monitored alongside additional survey work this year. Given the location of this entrance there is potential for it to be retained and buffered on the east by suitable greenspace. Great crested newt surveys of ponds within 500m of the site were carried out between March and June 2023. eDNA	No	No significant effects on habitats or protected species are considered likely as a result of the proposed development. The Ecological Impact Assessment and Biodiversity Net Gain Assessment will be submitted with the planning application which will identify suitable mitigation measures to support the outline planning application.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		sampling of Ponds P4 and P5 were carried out which were both negative. A peak count of 1 was recorded in Pond P1 and 8 in Pond P2 (pond plan attached for info). Pond P3 has been ruled out of further assessment due to the major waterfowl presence, and Pond P6 based on the presence of the dual carriageway between the site and the pond. District level licensing is now operating in Leicestershire and so it's anticipated that development can proceed under a District Level Licence.		
Landscape and Visual				
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? Where designated indicate level of designation (international, national, regional or local).	Yes	The site is located within the National Forest and therefore the siting and scale of the proposed development is required to be appropriately related to its setting within the Forest and the Forest context reflected in the new development landscape proposals. The site is not located within an AONB, National Park, or a National statutorily designated landscape. The site is not located within 10km of any of these designations.	No	The new development proposals will reflect the National Forest context, and this will be detailed in the landscape and visual impact assessment (LIVA) and masterplan. The design approach of green infrastructure within the proposed development will integrate it within its landscape context. This has been detailed in the LIVA along with mitigation and enhancement measures that will be designed into the scheme such as retention of trees/hedgerows, provision of new habitats, multifunctional green infrastructure and the increase of GI asserts including increased tree cover, sustainable drainage features, public access via pedestrian routes to open spaces and increased provision of informal and formal recreation facilities.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
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 will be visible to the residents on the northern boundary of the site however this will be mitigated. A sensitive edge will be created along the boundary with rear-facing properties along Jacqueline Road with the opportunity to locate bungalows along this built edge to respect the privacy and amenity of existing residents.	No	The sensitive edge will reduce the impacts on the amenity of a small number of properties that will be affected by the visual impact.
Cultural Heritage/Archaeology				
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	There are no designated heritage assets within the proposed development site and there are no designated heritage assets assessed as sensitive to development outside of the site. The southern boundary of the study site forms the northern extent of the Post-Medieval deer park of Groby Park.	No	The site visit revealed that no upstanding remains of the park pale survive within the study site. The geophysical survey of the site did not identify any features potentially relating to the park boundary and it would seem likely that, should any formal boundary ever had existed, it lies beyond the limits of the study site. A geophysical survey of the site has not identified any anomalies indicative of significant archaeological features. Based on the geophysical survey results, archaeological data including LiDAR for the site and the surrounding area, the site is considered to have a low/negligible potential for significant (i.e. non-agricultural) remains of all periods. Trial trenching by condition on the planning application has been recommended by the County archaeologist.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				Furthermore, construction activities at the site would be managed in accordance with standard best practice measures, enforced through a CEMP.
Transport and Access				
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	There is a PRoW located on the Southern Boundary of the site. This is Footpath R21 - From Leicester Road, west of Bradgate House, to Ratby Lane, and from Chitterman Way to Oakfield Avenue, with spur along Beech Walk. Ratby Lane is a single carriageway road with an approximate width of 6m which the proposed development would be accessed off. It is subject to a 30mph speed limit. There are lit footways on both sides of the road. Ratby Lane runs between the A50 Leicester Road to the north and Markfield Road to the south. Launde Road is a single carriageway road with an approximate width of 6m which widens in areas with a pedestrian crossing island in the road. It is subject to a 40mph speed limit. There are lit footways on both sides of the road with a grass verge between the footway and the road. Launde Road runs north-south between the A50 Leicester Road and Ratby Lane.	No	The PRoW will be retained as part of the proposed development. This will not be impacted as part of the proposed development. During the construction phase, standard, best practice measures will be adopted to prevent any significant effects, to prevent congestion and impacts on the network system surrounding the site. These measures will be enforced through a CEMP and CTMP, which will be secured via a planning condition. HGV movements in the construction phase are anticipated to be low in frequency and volume. No significant effects on transport routes are anticipated. A Transport Statement will be included as part of the planning application.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
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	A comprehensive Transport Assessment (TA) report has been prepared to review the transport implications of the proposed development. There were no highways or transportation objections to the development from Leicestershire County Council for the previous scheme for 140 dwellings (15/00889/OUT). The TA discusses the existing highway network and the accessibility of the site in line with local and national policy, which demonstrates the site is well located with good foot/cycle connectivity. The proposed development is predicted to generate in the order of 113 two-way vehicle movements in the AM peak and 112 two-way vehicle movements in the PM peak. This equates to, on average, 2 additional vehicle every minute, which is modest. The TA confirmed a review of the traffic generation resulting from the development of the site has been undertaken. This demonstrated the impact of the development on the local highway network would be negligible.	No	During the construction phase, standard, best practice measures will be adopted to prevent any significant effects, to prevent congestion and impacts on the network system surrounding the site. These measures will be enforced through a CEMP and CTMP, which will be secured via a planning condition. This will mitigate any potential adverse impacts on the local highway network, as well as any potential associated impacts on air quality and noise. For example, construction associated vehicles will only be allowed to access the site during certain times of the day and measures (i.e. wheel washing) implemented to reduce dust and dirt on to the highway. Given the nature of the proposed development, it is unlikely that transport routes around the site will be impacted significantly during the operational phase of the proposed development.

A) Screening Criteria Question		B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
Land Use					
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 a greenfield site which is currently used as agricultural land. The potential effects on agricultural land include the permanent loss of existing agricultural land. There are no land uses or community facilities in the surrounding area which will be significantly impacted by the proposed development.	No	The construction phase of the proposed development will result in construction traffic movements and potentially noise and air quality emissions. However, these effects will be managed by best practice measures, including the CEMP, and will not be significant.	
Are there any plans for future land uses on or around the location which could be affected by the project?	No	None Known.	N/A		
Land Stability and Climate					
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		N/A		

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
Cumulative Effects		
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes An assessment has been undertaken to identify other developments that have the potential for cumulative impacts with the proposed development. The potential exists for the proposed development to result in cumulative effects with the other developments set out in Table 1. In relation to traffic impacts the Field Head Roundabout (Launde Road/Leicester Road/A50 Leicester Road/Markfield) the LHA have outlined that queue lengths and delays increase at the junction as a result of a number of planned developments. Otherwise, the TA has concluded that the traffic impact would be modest and dispersed and therefore the impact of development proposals on the local highway network will be negligible. Furthermore, the Council undertook a Regulation 19 consultation in February-March 2022 on a new local plan which included proposed site allocations and covered a plan period 2020 to 2039. The proposed allocations have been reviewed however it has been concluded that due to their size and distance from the site, they would not result in cumulative significant effects.	No The LHA has a preferred mitigation scheme for the Field Head junction and has sought a financial contribution towards its delivery as part of each application resulting in impacts. This enables a holistic approach to be taken to providing the required capacity enhancements to accommodate the associated demand and growth. Accordingly, the proposed development would also need to contribute towards improvements to the Field Head roundabout in mitigating any highway impacts of this development. On the above basis, it is not considered likely that the proposal, with other developments, would result in cumulative significant effects which would warrant exploration through a full EIA.

A) Screening Criteria Question	B) Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C) Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
Transboundary effects				
Is the project likely to lead to transboundary effects? ¹	No		N/A	

¹ The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

Conclusion

This screening assessment has identified that, when taking account of the mitigation proposed where necessary, the proposed development will not give rise to likely significant effects.

In accordance with the EIA Regulations, this screening request has taken account of the proposed development, its nature, location, design, and the sensitivity of the existing environment. The site area and quantum of development, whilst exceeding the thresholds set out in Schedule 2 of the EIA Regulations, does not exceed the guidance contained within the NPPG in respect of the quantum of development (e.g. the development would not have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

This screening letter has undertaken an assessment of the proposed development in accordance with the criteria set out within Schedule 3 of the EIA Regulations. This assessment has been informed by a number of preliminary technical reports and assessments completed by specialist consultants.

As the assessment has demonstrated, where reports and assessments have identified that mitigation will be required as a result of the proposed development, all necessary mitigation is of a standard type and can be secured either through the use of suitably worded planning conditions or by way of a S106 agreement.

In summary, likely environmental effects associated with the proposed development, taking account of any identified mitigation, are not expected to be significant. This includes any potential cumulative impacts with nearby sites.

We do not consider that the proposed development constitutes EIA development, however, within the meaning of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 we invite Hinckley & Bosworth Borough Council to determine whether development of the scale and in the location proposed would require the provision of an environmental impact assessment where the potential impacts of the proposal are considered unlikely to be significant.

Should any further information be required, please do not hesitate to contact the writer at the above address.

Yours sincerely



Angela Brooks BA (Hons) Dip TP MRTPI
For and on behalf of Fisher German LLP



Enc. Site Location Plan
 Development Framework Plan
 Vision Document
 Preliminary Ecological Appraisal
 Bat Survey Report
 Transport Assessment / Travel Plan
 Archaeological Desk Based Assessment
 Landscape and Visual Impact Assessment