

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

Please Ask For: Emma Baumber
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Your Ref:
Our Ref: 25/00638/EAS
Date: 22nd July 2025



Hinckley & Bosworth Borough Council

Caddick Developments
C/O Catherine Strofton
3 Wellington Place
Leeds
LS1 4AP

Dear Catherine,

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

Application: EIA Screening Request - Full Planning Application for buildings for storage and distribution uses (Class B8), general industry (Class B2) and associated access, landscaping, parking and layout

Application No: 25/00638/EAS
Address: Cliffe Hill Farm, Little Shaw Lane, Markfield, Leicestershire, LE67 9PP

The proposed development falls within the description contained in paragraph 10(a) of Schedule 2 of the 2017 Regulations, Infrastructure projects: Industrial estate development projects. The applicable thresholds and criteria states: The area of the development exceeds 0.5 hectares. The site area exceeds this and therefore, the development proposed is 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