



CLAREMONT

PLANNING CONSULTANCY

Mr Chris Brown
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
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22 December 2025

Dear Chris

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

REQUEST FOR SCREENING OPINION FOR THE DEVELOPMENT OF 550 DWELLINGS AND ASSOCIATED COMMUNITY INFRASTRUCTURE ON THE LAND SOUTH OF DESFORD

Claremont Planning has been instructed by Bellway Strategic Land to prepare and submit a request for an Environmental Impact Assessment Screening Opinion in respect of their proposals to develop the land South of Desford for approximately 550 dwellings and associated community infrastructure.

This is a request for a screening opinion to be made in accordance with Regulation 5 of the EIA Regulations. In accordance with Regulation 6 of the EIA Regulations, the following information is enclosed:

- Covering Letter
- EIA Screening Report – including a completed EIA screening checklist.
- Site Location Plan
- Illustrative Framework Masterplan
- Contour Map
- Ecological Appraisal
- eDNA Results Letter
- LVIA Technical Note & Appendices
- LVIA Viewpoints
- Transport Assessment Scoping Document.
- Archaeological Desk Based Assessment
- Phase 1 Ground Contamination Report – Parts 1 to 5

Screening Opinion

The proposed development Site is located at the southern edge of the built-up area of Desford and extends to approximately 42 hectares of land that is presently cultivated for agricultural purposes. The Site stretches from east to west between the two main vehicular routes into the settlement from the south; Peckleton Lane and Leicester Lane. The Site context is informed by existing development, including a recently completed residential development by Owl Homes to the north-west; the 'Sport in Desford' recreation centre to the west; and Bosworth Academy School to the north. Further agricultural land informs the Site's context to the south.

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This EIA screening request is submitted on behalf of Bellway Strategic Land in respect of their proposals to pursue the Land South of Desford as a sustainable extension to Desford that will deliver residential development to meet the Authority's housing need, alongside delivery of new community infrastructure.

For the purposes of this EIA screening request, the proposed description of development is as follows:

"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."

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 and proposes a development of more than 150 dwellings. An Illustrative Framework Masterplan is enclosed and identifies the proposed split between built development and other land uses, including the proposed GP Surgery, sports pitch provision, landscaping, and open space.

The enclosed EIA Screening Report provides a robust assessment of the development proposals against the relevant screening criteria and the Government's indicative screening thresholds as provided at Schedule 3 of the EIA Regulations. Through the assessment undertaken, it is confirmed that the development would not result in a scale of development that would have a significant urbanising effect, either on its own or when considered in relation to cumulative growth that is committed at the settlement.

The EIA Screening Report provided also confirms that the Site is not located within an area of environmental sensitivity with regard to the existing habitats that are contained within the site and the faunal surveys that have been completed which confirm that Great Crested Newt, reptiles and water voles are not present on the Site. The bat and bird assemblages using the Site are considered to be typical of managed arable habitat on an urban edge. The Site therefore does not contain any habitats of ecological significance that would otherwise warrant an EIA of the proposed development.

The assessment provided also confirms that the Site comprises Grade 2 and 3 agricultural land and the Site's location within a Minerals Safeguarding Area for Sand and Gravel. The availability of these resources has been scrutinised through which it is confirmed that all of the land surrounding Desford is similarly classified as Grade 2 and 3 agricultural land, whilst much of Hickley and Bosworth Borough is located within the same Mineral Safeguarding Area. As such the Site's development is not considered to have an impact on the availability of these resources that would be of more than local significance.

The likely impacts of the development are also considered within the enclosed Screening Report and corresponding checklist. The submitted documentation confirms that the development will not result in any significant adverse impacts in respect of noise, air quality, contamination, highways, ecology, heritage, and archaeology. The development proposals incorporate embedded mitigation measures to ensure that the level and duration of any impacts identified are reduced to minor, whilst any impacts resulting from the construction phase of the development are also proposed to be controlled through a Construction Management Plan that will be a conditioned requirement of any planning permission granted.

and agreed with the Local Planning Authority prior to works commencing on site. Through these measures it is not considered that the development would result in any impacts of significance that would otherwise warrant an EIA of the proposals.

I trust that the information enclosed is sufficient for the Council to screen the proposed development, and confirm that an EIA of the proposals is not required. However, if there is any further information that I can provide which would assist the Council then please do not hesitate to contact me on the details provided below.

Yours sincerely,

Katherine Else MRTPI BSc Hons PG Dip
Managing Director

