

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
25/00161/SCOPE
Secretary of State (SoS) Case Reference
N/A.
Site Address
Land at Wiggs Farm Wood Road Nailstone Coalville LE67 1GE
Brief Description of Development
Environmental Impact Assessment (EIA) Screening and Scoping Opinion for a warehouse unit with a floor area of 31,726 m ² ; an ancillary workshop building with a floor area of 622 m ² ; offices on the eastern and western sides of the warehouse totalling 3,003 m ² with associated access and landscaping
Area of Development/ Works/ New Floorspace (As Appropriate)
14.6 hectares

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?)	
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(a) – Industrial estate development projects exceeding 5 hectares	
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?	
Are the applicable thresholds/ criteria in Column 2 exceeded/ met?	
Yes	X
No	
If Yes, Which Applicable Threshold/ Criteria?	
The overall area of 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.	
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 industrial development and will use natural resources during construction.	No It is anticipated that a development of this scale 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 3b in terms of quality, it is therefore not important, high quality or scarce	

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 industrial development on greenfield land.	
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.	Yes There would be noise and possible vibration during the construction phase, and the proximity of nearby dwellings in Bagworth and Battram should be considered.
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 development of this type 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.	
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 The construction of this type of industrial development is widely regarded to be safe on greenfield land.	
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 An industrial development of this scale 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 are two small ponds within the site boundary which could be affected by the development.	No There is no reason why the ponds should 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	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.	

	level of designation (international, 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 in their Scoping Report that further ecological information will be compiled in an EIA to assess any species and habitats present within the zone of influence of the Proposed Development that are of sufficiently high value that an effect upon them as a result of the Proposed Development could be considered to be significant.	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.
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	Yes While the site and its surroundings are not a nationally protected landscape, the scale of the proposal does have potential to have significantly adverse visual and landscape impacts.	Yes A Landscape and Visual Impact Assessment is to be submitted with the application which will inform that process.

	designation (international, national, regional or local).		
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 and Wood Road. Station Road is the main road through Bagworth and a highly trafficked route, whilst Wood Road bounds the site to the north. The development would also be seen from residential properties on the western edge of the settlement of Bagworth, and the east side of the village of Battram (not under HBBC jurisdiction). Footpaths Q85 (south of the site) and Q77 (north of the site) would also likely result in views of the development.	Yes A Landscape and Visual Impact Assessment is to be submitted with the application which will inform this process.

12 CULTURAL 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 site lies within an area of archaeological interest, the projected line of the Via Devana Roman road passes approximately 200m to the northeast of the application area. Given the scale of the proposed development and the absence of previous archaeological investigation within the site, it is considered likely that archaeological remains will be impacted by the scheme, but the nature and significance of these remains is not currently understood. It is therefore recommended that any proposal coming forward for the development area is accompanied by a full archaeological assessment, as outlined in the NPPF	Yes 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, and further information is to be included in an Environmental Statement. Historic England confirm that if an EIA is required, it is suggested that heritage is scoped in so that all environmental considerations can be addressed in an integrated and holistic manner.
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?	No	

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 where a queue line is proposed along the access road, with existing queuing HGV concerns relating to Victoria Road at the existing Pall-Ex site.	Yes Any potential highway impacts shall be assessed in conjunction with the Local Highway Authority and addressed accordingly. Potential impacts of the development are sufficiently significant as to require further information as part of an Environmental Statement.
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 an industrial site of this scale.	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.	

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 06/00980/OUT – Storage and Distribution hub for Aldi is close to the site (within 1km) and is currently under construction.	Yes - The Applicant is aware of these existing and potential approved developments and will be taking them into account, however the potential cumulative effects should be considered as part of an Environmental Statement.
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(a) development on a site of just under 14.6 hectares on a greenfield site with multiple sensitivities relating to landscape impact, ecology and biodiversity, drainage and flood risk, traffic and transport, air quality, archaeology, and noise and vibration.

Environmental effects could be significant, therefore 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 ☐

Is it Necessary to Issue a Screening Direction?

Yes ☒

No ☐

Is an Environmental Statement Required?

Yes ☒

No ☐

20 ASSESSMENT**Action / Outcome**

Development IS likely to have significant effects on the environment

ES required

It has been found that a proposed development of a warehouse unit with a floor area of 31,726 m²; an ancillary workshop building with a floor area of 622 m²; offices totalling 3,003 m² with associated access and landscaping on this site could have significant effects on the environment that require the submission of further information Environmental Statement, for the reasons set out above.

Development IS NOT likely to Have Significant Effects on the Environment

ES not required

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: Matt Jedruch

Date:	28 March 2025
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