

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
25/00960/EAS
Secretary of State (SoS) Case Reference
N/A.
Site Address
Land north of Roecliffe Road at Hallgates Distribution Service Reservoir to Elms Farm Distribution Centre ('Hallgates to Elms Farm')
Brief Description of Development
Environmental Impact Assessment (EIA) Screening Opinion for the installation of 9.42km of below-ground water pipeline and a 0.2km cross-connection between existing pipelines. Construction is anticipated to be staggered and take approximately two and a half years.
Area of Development/ Works/ New Floorspace (As Appropriate)
9.4km (2.4km of which is within the Borough of Hinckley and Bosworth). The proposed pipeline route will be associated with a working area of 40m in width, but the proposed pipeline itself shall have an internal diameter of 1m and will be implemented via a 1.8m wide and 2.5m deep open-cut excavation technique.

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

No

X

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

10(l) (installations of long-distance aqueducts)

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?

Within the Borough of Hinckley and Bosworth, the proposal is near the Sheet Hedges Wood, which is a Site of Special Scientific Interest (SSSI). Based on Pages 3 and 4 of the submitted plans, the proposed development is not within, or partly within, this SSSI. The proposal is within the Risk Impact Zone of Groby Pool and Woods, which is a further SSSI to the west of the development. The development is unlikely to affect any other 'sensitive areas' as defined by Regulation 2 of the EIA Regulations within Hinckley and Bosworth.

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

Yes

No

X

If Yes, Which Applicable Threshold/ Criteria?

The overall area of the works exceeds 1 hectare.

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 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 The construction will require the excavation of soil to install the proposed pipeline.	No The affected natural resources shall be reinstated once the proposed pipeline has been implemented. This is not considered to have a significant effect on natural resources within the Hinckley and Bosworth Borough.
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 development shall affect agricultural land within the Hinckley and Bosworth Borough that is not considered to be not important,	

		high quality or scarce.	
6	WASTE		
6.1	Will the project produce solid wastes during construction or operation or decommissioning?	Yes The proposed pipeline will create a volume of surplus subsoil that cannot be backfilled into the excavated areas.	No The Applicant has confirmed that any surplus subsoil will be distributed across the working area prior to the topsoil being replaced, and any dug material from the site which cannot be reinstated on-site will be sent off-site to an appropriate recycling facility. In light of this and given the scale of the development, the type and level of waste produced within the Hinckley and Bosworth Borough 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 this form of 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.	No Any noise or vibration will only occur during the construction phase of the development. The construction of the scheme is staggered to reduce any potential noise or disruption. Given the location and scale of the development, and the temporary nature of these potential impacts, these impacts are not considered to be significant in the Hinckley and Bosworth Borough.
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 the installation of a new water pipeline would result in risks of contamination. Any existing land contamination can be appropriately addressed under the statutory requirements of Part 2A of the Environmental Protection Act 1990	
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 Such risks are very low given the scheme is for the construction of a water pipeline.	
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 The proposal is likely to present a risk to human health during construction.	No The risks to human health during the construction phase will be localised and controlled by the Control of Substances Hazardous to Health (COSHH) Regulations and the Environmental Protection Act 1990. Therefore, the risks are not considered to be significant to human health in the Hinckley and Bosworth Borough.
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	Yes The development is likely to impact various minor water resources such as small streams and ditches.	No There is no reason why this form of development would significantly impact these water resources. Any works affecting watercourses will be required to benefit from an

	and flood risk?		ordinary watercourse consent prior to the commencement of any works.
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, national, regional or local))).	Yes The development is located in close proximity to, and within the risk impact zones associated with, several Sites of Special Scientific Interest.	Protected ecological areas are safeguarded by the requirements of the Wildlife and Countryside Act 1980. In light of this statutory requirements to protect these ecological areas, and given the extent of the proposed development, this issue is therefore not considered to be significant.
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 Preliminary Ecological Assessment has highlighted that the scheme is likely to impact several protected species of flora and fauna including, but not limited	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 in accordance with the Wildlife and

		to, badgers, bats, bluebells, birds, otters, and water voles.	Countryside Act 1980. Given the extent of the proposed development, 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 designation (international, national, regional or local).	No Whilst the development is within the designated open countryside, which is protected by Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), these areas are not protected at a regional, national, or international level within the Hinckley and Bosworth Borough.	
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?)	No Whilst the construction works shall be visible, the development is for an underground pipeline, which is not considered to be highly visible.	

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 There are no cultural or heritage areas or features that are likely to be affected by the proposed development in the Hinckley and Bosworth Borough. However, due to a lack of previous archaeological investigation, the presence, location and significance of any buried archaeological remains within the Site cannot currently be confirmed on the basis of the available information.	No Any archaeological features identified during the construction of the proposed works are protected by the Ancient Monuments and Archaeological Areas Act 1979. It is considered that any impacts can be addressed and are not considered to be significant within the Hinckley and Bosworth Borough.
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 development is likely to affect several Public Rights of Way within the Hinckley and Bosworth	No Public Rights of Way are protected by the Highways Act 1980. It is considered that any impact to these Public Rights of Ways and their

		Borough including, but not limited to, Public Footpaths R40, R51, R116, J70 and J72.	associated users can be managed in conjunction with Leicestershire County Council and are not considered to be 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 The development is likely to impact several public highways including, but not limited to, the A46 (Leicester Western Bypass), Anstey Lane/Groby Road within the Hinckley and Bosworth Borough.	No Given the staggered nature of the construction process and the scale of the development, the scheme is not considered to result in any significant impacts to nearby transport routes in the Hinckley and Bosworth Borough. Any potential highway impacts are controlled by the Highways Act 1980, which shall be reviewed, where necessary, by Leicestershire County Council as the Local Highway Authority.
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 proposed development all takes place on agricultural land that is in close proximity to the residents of Groby and Ratby in the Hinckley and Bosworth Borough and is likely to affect several agricultural holdings.	No By virtue of the location of the development, and its scale, the effects of this scheme 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 no known future land	

		uses on or around the location of the development that are likely to be impacted by the scheme within the Hinckley and Bosworth Borough.	
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	No Whilst the proposals in Hinckley and Bosworth Borough Council are a small part of the wider development. By virtue of the location and extent of the proposed development as a whole, there are no existing or approved developments uses on or around the location of the development	

		that are likely to result in a cumulative impact during the construction of this scheme on the land or residents within the Hinckley and Bosworth Borough that would be considered significant.	
17 TRANSBOUNDARY EFFECTS			
17.1	Is the project likely to lead to transboundary effects?	No Whilst, the proposal spans the jurisdiction of Charnwood Borough Council, Hinckley and Bosworth Borough Council and Blaby District Council, the scheme is in England and there are no transboundary impacts.	

18 CONCLUSIONS

Schedule 2 10(l) development (installation of long-distance aqueducts) on a developable area that spans 9.4km and affects over 1 hectare of land. The likely effects of the proposed development within the Hinckley and Bosworth Borough are not considered to be significant to the extent that requires an Environmental Statement.

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	
Development IS NOT likely to Have Significant Effects on the Environment	ES not required	It has been found that the development of a 9.4km water pipeline would not have significant effects on the environment within the Hinckley and Bosworth Borough that would 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 by Severn Trent Water Ltd.

Name:	Sullivan Archer
Date:	17 October 2025