

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
26/00313/EAS
Secretary of State (SoS) Case Reference
N/A.
Site Address
Land west of The Poultry Farm, Desford Lane, Ratby
Brief Description of Development
Solar farm of up to 5MW
Area of Development/ Works/ New Floorspace (As Appropriate)
19ha (not including the existing solar farm)

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?)	
3(a)	
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 the development exceeds 0.5 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.	N/A.
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 solar farm and will use natural resources in their implementation on site.	No It is anticipated that the development of this type and scale would use natural resources such as land, water, materials, and energy within its implementation. Whilst this could be of local significance, this would not be 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 3 in terms of quality, it is therefore not important, high quality or scarce.	N/A.

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 and could be controlled by a Construction Environmental Management Plan where necessary.
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 solar development on greenfield land.	N/A.
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 There would be noise and possible vibration during the implementation phase, but this would not be considered to be significant and could be controlled by planning conditions.
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 typical solar farm development 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.	N/A.
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 solar farm.	N/A.
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 Some risks to health could be expected during the implementation phase.	No The risks to human health during the implementation phase will be localised and very low and could be controlled by national health and safety regulations and therefore would not be 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?	No There are no known waterbodies or watercourses within the site.	N/A.
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))).	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.	

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 Protected species could be within or around the site.	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 would therefore not be considered to be significant in any way.
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).	Yes The application site is located in an area that is not protected at an international, national, regional level, but the application site would be located within the designated open countryside, which is protected by Policy DM4 of the adopted Site Allocations and Development Management Policies Development Plan Document.	No A Landscape and Visual Impact Assessment could be submitted with the application which would inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted

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 including Public Rights of Way R42, R43, R49, R56, and R86, and Desford Lane.	No A Landscape and Visual Impact Assessment could be submitted with the application which would inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.
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).	No No such identified features would be affected by the proposed development. Any uncertainties regarding archaeological features could be addressed at the planning application stage in association with Leicestershire County Council's Archaeology Department and would not be so significant to require an Environmental Statement to be submitted.	N/A.

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 site is adjacent to several Public Rights of Way.	No Any potential effects of the development could be managed with planning conditions in conjunction with the professional advice of the Local Highway Authority and would not be 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 Desford Lane could be susceptible to congestion.	No Any potential highway impacts shall be assessed in conjunction with the Local Highway Authority and addressed accordingly. It is not considered though that the potential impacts of the development are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.
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,	Yes The site is currently in agricultural use and that would be affected by the development.	No The effects are not considered to be so significant as to require further information to be

	farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		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 There are a number of existing permissions relating to Desford Solar Farm could result in cumulative impacts.	No The Applicant is aware of these existing developments and will be taking them into account the cumulative impact of their scheme within the assessments submitted as part of their forthcoming planning application. It is not

			considered though that any such impacts are expected to be so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.
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 3(a) development on a 19ha greenfield site with no sensitivities on or adjacent to the site. Likely environmental effects are not expected to be significant to the extent that 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

X

Is it Necessary to Issue a Screening Direction?

Yes

No

X

Is an Environmental Statement Required?

Yes

No

X

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 5MW solar farm on this site would not have significant effects on the environment 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

Name: Sullivan Archer

Date: 15 May 2025