

HINCKLEY & BOSWORTH BOROUGH COUNCIL

EIA Analysis and Screening Proforma



Hinckley & Bosworth
Borough Council

1	Case Details	
A	Applicant Case Reference	
	N/A.	
B	Local Planning Authority (LPA) Case Reference	
	23/00974/EAS	
C	Secretary of State (SoS) Case Reference	
	N/A.	
D	Site Address	
	Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX	
E	Brief Description of Development	
	Proposed construction of three buildings with PV panels on roof including orangutan enclosure and visitor centre (to replace the existing enclosure), and higher education building with educational, research and ancillary residential facilities (in the form of lodges and a residential block) alongside associated works and landscaping.	
F	Approval of Reserved Matters?	
	Yes	
	No	X
	Approval of Conditions?	
	Yes	
	No	X
	If Yes, Enter the Description of the Development of the Related Planning Permission	
	N/A.	
G	Area of Development/ Works/ New Floorspace (As Appropriate)	
	1.64ha.	

2	Environmental Impact Assessment (EIA) Details	
A	Schedule 1	
(i)	Is the Proposed Development Schedule 1 Development as Described in Schedule 1 of the EIA Regulations?	
	Yes	
	No	X
(ii)	If Yes, Under which Description of Development? (i.e., No.'s 1 - 21?)	
	N/A.	
B	Schedule 2	
(i)	Is the Proposed Development Schedule 2 Development as Described in Column 1 of the Schedule 2 of the EIA Regulations?	
	Yes	X
	No	
(ii)	If Yes, Under which Description of Development in Column 1? (i.e., No.'s 1 - 13?)	
	10	
(iii)	Is the Development Within, Partly Within, or Near a 'Sensitive Area' as Defined by Regulation 2 of the EIA Regulations?	
	Yes	
	No	X
(iv)	If Yes, Which Area?	
	N/A.	
(v)	Are the Applicable Thresholds/ Criteria in Column 2 Exceeded/ Met?	
	Yes	X
	No	
(iv)	If Yes, Which Applicable Threshold/ Criteria?	
	(b)(i): The development includes more than 1 hectare of urban development which is not dwellinghouse development.	

3	LPA/ SOS Screening	
A	All Applications (incl. Reserved Matters/ Conditions)	
(i)	Has the LPA Issued a Screening Opinion (SO)?	
	Yes	
	No	X
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	Yes	
	No	X
(iii)	If Yes, Is a Copy of the SO/ SD on File?	
	Yes	N/A.
	No	N/A.
(iv)	If Yes, is the SO/ SD Positive?	
	Yes	N/A.
	No	N/A.
B	Reserved Matters/ Conditions Applications Only	
(i)	Was the Original Planning Permission Subject to an EIA Screening?	
	Yes	N/A.
	No	N/A.
(ii)	Was a SO/ SD Issued for the Original Planning Permission?	
	Yes	N/A.
	No	N/A.
(iii)	If Yes, is a Copy of the SO/ SD for the Original Planning Permission on File?	
	Yes	N/A.
	No	N/A.

4	Environmental Statement (ES)	
A	Has the Applicant Supplied an ES for the Current or Previous (If Reserved Matters or Conditions) Application?	
	Yes	
	No	X
Name:	Sullivan Archer	
Date:	10.10.2023	

5	Screening		
A	Checklist		
	Questions to be Considered	Likely / Unlikely (Briefly Describe)	Is This Likely to Result in a Significant Effect? Yes/ No – Why?
1	Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Likely	No – The development involves the provision of three new buildings and associated works that are ancillary to the existing Zoological Park. As a result, it is unlikely that the development is likely to result a significant impact on topography, land use or changes in waterbodies.
2	Will construction or operation of the project use natural resources such as land, water, materials, or energy, especially any resources which are non-renewable or in short supply?	Likely	No – The development utilises part of a previously developed site within a clearly defined boundary. A development of this scale is unlikely to have a significant effect on natural resources.
3	Will the project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Unlikely	No – It is unlikely that hazardous substances or materials would be utilised in the construction or operation of this development
4	Will the project produce solid wastes during construction or operation or decommissioning?	Likely	No – A site waste management plan and strategy can be secured alongside a construction environmental management plan via planning condition to mitigate any waste concerns.
5	Will the project release pollutants or any hazardous, toxic, or noxious substances to the air?	Unlikely	No – A construction environmental management plan can be secured via planning condition to mitigate any pollution concerns.

6	Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Unlikely	No – A construction environmental management plan can be secured via planning condition to mitigate any pollution concerns.
7	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?	Unlikely	No – The application site is not known to be contaminated and the proposal is not expected to result in any land contamination. However, this can be assessed and mitigated via the results of a Phase I Ground Investigation report as part of a planning application.
8	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?	Unlikely	No – The application site is not within or near a location that is already subject to pollution or environmental damage that are likely to be exacerbated by the development.
9	Will there be any risk of accidents during construction or operation of the project which could affect human health or the environment?	Unlikely	No – Health and safety procedures will be in place.
10	Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	Unlikely	No – The development is an extension of an existing Zoological Park.
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Unlikely	No – There are no areas adjacent to the development that are protected under international, national, or local legislation for their ecological, landscape, cultural or other value that is affected by this development. Nevertheless, any visual impacts can be addressed via a Landscape and Visual Impact Assessment as part of a planning application.

12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests, or woodlands, which could be affected by the project?	Unlikely	No – The application site is not near any wetlands, watercourses, waterbodies, the coastal zone, mountains, forests, or woodlands. Mitigation measures can be secured via planning condition if any protected, important, or ecological areas are likely to be affected by the project.
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Unlikely	No – Mitigation measures can be secured via planning condition if any protected, important, or sensitive species are likely to be affected by the project
14	Are there any inland, coastal, marine, or underground waters on or around the location which could be affected by the project?	Unlikely	No – The application site is not near any inland, coastal, marine, or underground waters.
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely	No – The development is an extension of an existing Zoological Park, and any visual impacts can be addressed via a Landscape and Visual Impact Assessment as part of a planning application.
16	Is the project in a location where it is likely to be highly visible to many people?	Unlikely	No – The application site is located within the open countryside and the development is an extension of an existing Zoological Park.
17	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?	Unlikely	No – There is only one Public Right of Way near the application site, Footpath T2, but all views of the site are experienced within the context of the existing Zoological Park.

18	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?	Unlikely – The application site is well located next to the A444.	No – The development is in ancillary to the existing Twycross Zoological Park, and therefore it is not expected to significantly increase visitor number so result in a significant increase in transport movements to or from the site. Nevertheless, a Transport Impact Assessment can be provided as part of a planning application to fully assess the impact of the development.
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Unlikely	No – The site is 100m northeast of a Grade II Listed Building, Orton Lane Farmhouse, and the site is separated from the heritage asset by Orton Hill and tree lining either side, as well as a hedgerow to the southern boundary of the site.
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Likely – The development is partially constructed on underutilised green space.	No – The site is not located in an area covered by any landscape designations and is intimately associated with the existing Zoological Park.
21	Are there existing land uses on or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Unlikely	No – The application site is surrounded by open agricultural fields. Whilst there are two agricultural sites to the southwest of the application, the development is unlikely to significantly affect these uses in comparison to the existing use of the Zoological Park.
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Unlikely	No – The development is south of a rural hamlet and northwest of a rural village. The proposal is not considered to significantly affect these locations in comparison to the existing use of the Zoological Park.

23	Are there any areas on, or around, the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, which could be affected by the project?	Unlikely	No – The development is within an existing Zoological Park. There are no hospitals, schools, places of worship, or community facilities that will be significantly affected by this development.
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely	No – The application site contains some greenfield land, but this is not considered to contain, or be utilised by groundwater, surface waters, forestry, agricultural, fisheries, tourism or minerals uses.
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely	No – The application site is in Flood Zone 1. Nevertheless, due to the size of the site, a Flood Risk Assessment and Drainage Strategy should be prepared to support any planning application.
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely	No
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	Unlikely	No.

6	Conclusions	
A	Schedule and Category of Development	
	Schedule 2, Category 10(b)(i)	
B	Summary of Features of Project and its Location	
	(i)	Characteristics of Development
		Proposed construction of three buildings with PV panels on roof including orangutan enclosure and visitor centre (to replace the existing enclosure), and higher education building with educational, research and ancillary residential facilities (in the form of lodges and a residential block) alongside associated works and landscaping.
	(ii)	Location of Development
		Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX
	(iii)	Characteristics of Potential Impact(s)
		The development is partially constructed on underutilised green space and previously developed land. The scheme is experienced within the context of the existing Zoological Park and is not considered to result in any significant adverse visual impacts to the surrounding area. Furthermore, it is considered that any potential impacts can be appropriately assessed via impact assessments within the submission of a planning application and mitigated via planning conditions such as a construction environmental management plan.
C	If a SO/ SD Has Been Provided, Do You Agree with It?	
	Yes	X
	No	
D	Is it Necessary to Issue a SO/ SD?	
	Yes	X
	No	
E	Is an ES Required?	
	Yes	
	No	X

7	Screening Decision (Indicate Below Which Assessment Applies)					
	Assessment		Action	'X'	Response Due From	Date Response Due
	Schedule 2 Development Threshold Exceeded/ Criterion Met/ Sensitive Area and is Likely to have Significant Effects on the Environment	ES Required	Issue Positive or Negative SO/ SD			
	Schedule 2 Development Not Likely to Have Significant Effects on the Environment	ES Required	Issue Positive or Negative SO/ SD	X	HBBC	23.10.2023
	Schedule 2 Development but Effects Not Clear at this Stage (File to be Reviewed at a Later Stage)	N/K.	Review When Appropriate – New Information/ Case Progresses			
	Schedule 2 but not EIA Development – Negative Screening Opinion (SoS Agrees)	ES Not Required	No Action Required			
	Schedule 2 but not EIA Development – Positive Screening Opinion (SoS Disagrees)	ES Not Required	Issue Negative SO/ SD			
Name:	Sullivan Archer					
Date:	23.10.2023					