



**ENVIRONMENTAL IMPACT
ASSESSMENT**

SCREENING REPORT

**RESIDENTIAL DEVELOPMENT OF
APPROXIMATELY 550 DWELLINGS**

LAND SOUTH OF DESFORD

**ON BEHALF OF BELLWAY
STRATEGIC LAND**

22 December 2025

Our Ref: CLR299

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1 INTRODUCTION

1.1 Background

1.1.1 Claremont Planning is instructed by Bellway Strategic Land to prepare and submit a request to Hinckley and Bosworth Borough Council to adopt a screening opinion as to whether the proposed development of the Land South of Desford for approximately 550 dwellings and associated new community infrastructure, constitutes EIA development.

1.1.2 This report includes a Screening Checklist, provided at **Appendix 3** that reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”). The Screening Checklist contains a comprehensive review of the likely significant effects of the proposals on the environment and should be read in conjunction with the main body of this report.

1.2 Requirement for EIA

1.2.1 Environment Impact Assessment (EIA) is a process to identify likely significant effects of a new development on the environment, both during construction and operation, and how those impacts can be mitigated.

1.2.2 In order to determine whether the proposed development is ‘EIA development’ regard must be had to the EIA Regulations and Planning Practice Guidance (PPG). The EIA Regulations define ‘EIA development’ as meaning:

“Development which is either –

(a) Schedule 1 development; or

(b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size, or location.”

1.2.3 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment. Whilst the proposals comprise Schedule 2 development, it can be demonstrated that the proposed development will not result in significant effects on the environment such that an Environmental Impact Assessment is not required.

1.3 Scope of Submission

1.3.1 In accordance with Regulation 6 of the EIA Regulations, this Report contains:

- A plan sufficient to identify the land; and
- A description of the development, including a description of the physical characteristics of the development and a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
- A description of the aspects of the environment likely to be significantly affected by the development.
- A description of any likely significant effects of the proposed development on the environment resulting from the expected residues and emissions and the production of waste, where relevant, and the use of natural resources, in particular, soil, land, water, and biodiversity.

2 EIA LEGISLATION AND GUIDANCE

2.1 Introduction

- 2.1.1 This Chapter of the Report will provide a summary of the EIA Regulations and further guidance contained in the Government's Planning Practice Guidance that are of relevance to this EIA screening request.
- 2.1.2 The process of Environmental Impact Assessment in the context of town and country planning in England is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 which apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990. These regulations apply the amended EU directive "on the assessment of the effects of certain public and private projects on the environment" which is usually referred to as the Environmental Impact Assessment Directive to the planning system in England.

2.2 Environmental Impact Assessment Regulations

- 2.2.1 The relevant legislation in respect of Environmental Impact Assessments is provided within The Town and Country Planning (Environmental Impact Assessment) Regulation 2017.

- 2.2.2 Part 2 of the Regulations states:

"(4) Where a relevant planning authority or the Secretary of State has to decide under these regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision –

(a) Any information provided by the applicant;

(b) The results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) Such of the selection criteria set out in Schedule 3 as are relevant to the development.

(5) Where a relevant planning authority adopts a screening opinion under regulation 6(6), or the Secretary of State makes a screening direction under regulation 7(5), the authority or Secretary of State, as the case may be, must –

(a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3;

(b) if it is determined that proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

(c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out the development in question.

2.2.3 With regards to requests for screening opinions of the relevant planning authority, the regulations state:

“6. – (1) A person who is minded to carry out development may request the relevant planning authority to adopt a screening opinion.

(2) A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following –

(d) a plan sufficient to identify the land;

(e) a description of development, including in particular –

(i) a description of the physical characteristics of the development and, where relevant, of demolition works.

(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

(f) A description of the aspects of the environment likely to be significantly affected by the development;

(g) To the extent of information available, a description of any likely significant effects of the proposed development on the environment resulting from –

(i) The expected residues and emissions and the production of waste, where relevant; and

(ii) The use of natural resources, in particular soil, land, water, and biodiversity; and

(h) Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.”

2.2.4 Subsequently, the legislation provides that the relevant planning authority receiving a request for a screening opinion must adopt a screening opinion within three weeks beginning with the date of receipt of the request, or within such longer period not exceeding 90 days from the date of submission as may be agreed in writing with the person making the request.

2.2.5 Schedule 3 of the Regulations provides the relevant legislation in respect of the ‘selection criteria’ that local planning authorities must have regard to when determining whether Schedule 2 development is EIA development. These ‘selection criteria’ are identified below:

“1. Characteristics of development

The characteristics of development shall be considered having regard, in particular, to –

(a) The size and design of the whole development;

(b) The cumulation with other existing development and / or approved development.

- (c) *The use of natural resources, in particular land, soil, water, and biodiversity;*
- (d) *The production of waste;*
- (e) *Pollution and nuisances;*
- (f) *The risk of major accidents and /or disasters which are relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.*
- (g) *The risks to human health (for example due to water contamination or air pollution).*

2. Location of development

The environmental sensitivity of geographical areas likely to be affected by the development shall be considered, with particular regard to –

- (a) *The existing and approved land use;*
- (b) *The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground;*
- (c) *The absorption capacity of the natural environment, paying particular attention to the following areas –*
 - (i) *Wetlands, riparian areas, river mouths;*
 - (ii) *Coastal zones and the marine environment;*
 - (iii) *Mountain and forest areas;*
 - (iv) *Nature reserves and parks;*
 - (v) *Areas classified or protected under national legislation and areas designated pursuant to Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Council Directive 2009/147/EC on the conservation of wild birds.*
 - (vi) *Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the development, or in which it is considered that there is such a failure;*
 - (vii) *Densely populated areas;*
 - (viii) *Landscapes and sites of historical, cultural, or archaeological significance.*

3. Characteristics of the potential impact

The likely significant effects of development on the environment shall be considered in relation to criteria set out under Paragraphs 1 and 2 of this Schedule, with regard to the impact of the development on the factors specified in regulation 5(2), taking into account –

- (a) *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*

- (b) *The nature of the impact;*
- (c) *The transboundary nature of the impact;*
- (d) *The intensity and complexity of the impact;*
- (e) *The probability of the impact;*
- (f) *The expected onset, duration, frequency, and reversibility of the impact;*
- (g) *The cumulation of the impact with the impact of other existing and / or approved development;*
- (h) *The possibility of effectively reducing the impact.*

2.3 Planning Practice Guidance

2.3.1 **Paragraph 017** (Reference ID: 4-017-20170728) of the PPG identifies ‘screening’ as a procedure used to determine whether a proposed project is likely to have significant effects on the environment and confirms that this should normally take place at an early stage in the design of a project. If a proposed project is listed in the first column of Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column (sometimes referred to as ‘exclusion thresholds and criteria’) the proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required. Projects that are listed in Scheduled 2 which are located in, or partly in, a sensitive area also need to be screened, even if they are below the thresholds or do not meet the criteria.

2.3.2 **Paragraph 18** (Reference ID: 4-018-20170728) confirms that only a small proportion of Schedule 2 development will require an Environmental Impact Assessment. Whilst it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to provide a broad indication of the type or scale of development which is likely to require an assessment, alongside an indication of the sort of development for which an assessment is unlikely to be necessary. The Government has accordingly provided a set of indicative thresholds and criteria to aid local planning authorities when determining whether a project is likely to have significant environmental effects. With regards to urban development projects, the Government’s EIA Indicative Thresholds Table identifies the following:

“Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed:

- (i) *Area of the scheme is more than 5 hectares; or*
- (ii) *It would provide a total of more than 10,000sqm of new commercial floorspace; or*
- (iii) *The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).”*

2.3.3 **Paragraph 024** (Reference ID: 4-024-20170728) provides that each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when

other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. Local planning authorities should, however, always have regard to the possible cumulative effects arising from any existing or approved development.

3 SITE DESCRIPTION & CONTEXT

3.1 Site Context

- 3.1.1 Desford is a settlement of around 4,000 residents within the Borough of Hinckley & Bosworth, 11km west of Leicester City Centre and northeast of Hinckley. The village is surrounded by open countryside with no specific landscape or ecological designations that would constrain growth, but the rising topography around the village has informed its formation in the past. Desford benefits from hourly bus services to Leicester that support commuting patterns to the City. Employment opportunities are provided to the southwest of the settlement, located at the Caterpillar Estate. This employment site is of regional importance and is unique to Desford, with no other settlement of this scale benefiting from this scale and quantum of employment offering. The public transport connections to Leicester and regional employment opportunities provided at the settlement position Desford as an opportune location to meet Leicester City's unmet housing need.
- 3.1.2 Although Desford is predominantly a residential settlement, there are a variety of local services and facilities located within the village centre around Kirkby Road, Manor Road, Main Street, and the B582. These services and facilities include a small Co-Operative supermarket, the Desford Medical Centre, a Church, and the Village Hall.
- 3.1.3 It is acknowledged that growth at Desford has been delivered under the following planning consents in recent years:
- Outline planning permission (reference: 11/00029/OUT) and subsequent reserved matters approval (reference: 12/01125/REM) for 135 dwellings on the Land south of Newbold Road / Manor Road.
 - Outline planning permission (reference: 19/00149/OUT) and subsequent reserved matters approval (reference: 19/01416/REM) for 80 dwellings on the land off Barns Way.
 - Outline planning permission (reference: 18/01252/OUT) for up to 80 dwellings refused consent in July 2019 but subsequently allowed at appeal (reference: APP/K2420/W/19/3235401) in December 2019. Reserved Matters approval was granted in August 2020 under application reference 20/00347/REM.
 - Outline planning permission (reference: 22/01227/OUT) for up to 120 dwellings on the land at Kirkby Road. Outline consent was refused by the Council in March 2023 but subsequently allowed at appeal under reference APP/K2420/W/23/3320601 in October 2023. Reserved matters for up to 120 were approved by the Council in October 2025 under planning application reference 24/00709/REM.
 - Outline planning permission (reference: 23/00061/OUT) for up to 100 dwellings was refused by the Council in September 2023 on highway grounds. The refusal was subsequently allowed at appeal (reference: APP/K2420/W/23/3332401) in March 2024. An application (reference: 25/00393/REM) seeking reserved matters approval for 100 dwellings was submitted in April 2025 and is currently under consideration by the Council.

3.2 The Site

- 3.2.1 The Site is located adjacent to the southern edge of the built-up area of Desford as identified by the Site Location Plan provided at **Appendix 1**. The land under Bellway's control extends to approximately 41 hectares of agricultural land.
- 3.2.1 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, alongside the Caterpillar Estate; and Bosworth Academy School to the north. Further agricultural land informs the Site's context to the south.
- 3.2.2 The Site is well located to access the identified employment opportunities, with the Caterpillar Estate being located less than a five minutes' walk west from the Site. There are two schools located within the village: Bosworth Academy School which is directly adjacent to the Site and Desford Community Primary School that is within a 15 minute walk of the Site. Most of the services provided at the settlement are also accessible within a 15-minute walk from the Site. Hourly bus services also operate along the B582 towards St Margaret's Bus Station in Leicester.
- 3.2.3 The Site benefits from two existing agricultural accesses, taken from Peckleton Lane to the west and Leicester Lane (B582) to the east. Three existing Public Rights of Way (PRoWs) transect the Site from north to south, being Footpaths R97, R98, and R99 as shown on the Council's definitive map. The locations of these footpaths and their relationship to the development proposals is confirmed by the Illustrative Framework Masterplan which accompanies this pre-application submission; illustrating how these existing Footpaths will be retained and enhanced through the Site's development. The Site is actively farmed for arable crops, with hedgerow boundaries.
- 3.2.4 The Site is located entirely within Flood Zone 1, being at the lowest risk of flooding with the nearest Flood Zone 2 and 3 extents located approximately 680m to the northeast of the Site. The Environment Agency has no records of historical flooding at the Site. There are small areas of low to medium surface water present along the Site's northern boundary and extending along the central field ditch within the eastern part of the Site.
- 3.2.5 There are no statutory or non-statutory designated sites of nature conservation interest located within the Site. The Site's development is not considered to present any risk to the conservation status of the Bocheston Bog SSSI which is located within 2km of the Site boundary.
- 3.2.6 The western portion of the Site is located within a Minerals Safeguarding Area for sand and gravel.

4 PROPOSED DEVELOPMENT

4.1 Proposed Development

4.4.1 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 residential development that will deliver new housing to meet the Authority's housing need, alongside delivery of much needed new community infrastructure.

4.4.2 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 including provision of a new GP Surgery; grass sport pitches and ancillary facilities; access off Peckleton Lane and Leicester Lane with connecting internal road; landscape buffers and public open space; and drainage including SuDS. All matters reserved except for access.”

4.2 Development Parameters

4.2.1 A proposed Illustrative Framework Masterplan is enclosed at **Appendix 2** of this Report, which broadly illustrates how the proposed land uses are to be accommodated on Site. This drawing illustrates how the development will respond to the landscape character of the locality by concentrating residential development to within the northern and central areas that have been identified as being of lower landscape sensitivity. Based upon the enclosed Illustrative Framework Plan and residential development parcels identified therein, it is envisaged that the Site will accommodate approximately 550 residential dwellings.

4.2.2 The Illustrative Framework Plan provides an indicative location for the new GP Surgery and sports changing facilities. The proposed GP Surgery is located within the north-eastern part of the Site, to facilitate its delivery alongside the initial phases of residential development. The proposed sports pitches and ancillary changing facilities are identified to be located within the south-western part of the Site, in recognition that this part of the Site is of greater landscape sensitivity and to locate the new sport facilities alongside the established Sport In Desford premises. The infrastructure offer to be made by the development will be subject to detail and refined through public consultation.

4.2.3 The edge of settlement location is recognized by the proposals, such that substantial landscape and green infrastructure buffers are identified along the northern and southern boundaries of the Site, so as to provide an appropriate interface with the existing settlement edge and accommodate Wildlife Corridors that will extend along the northern boundary of the Site and provide a sensitive transition into the adjacent countryside to the south.

4.2.4 Notwithstanding the outline format envisaged for the application, means of access to the Site will be agreed in detail through any subsequent planning application progressed. Two points of vehicular access are proposed; from Peckleton Lane to the west and Leicester Lane to the east respectively. Both of the respective site accesses are proposed to be provided as ghost island junctions.

- 4.2.5 The proposals also seek to improve vehicular connectivity between the eastern and western extents of the settlement, by providing a new internal road that will connect the proposed Peckleton Lane and Leicester Lane accesses. The internal roads will be designed so that they could support buses, thus promoting the use of sustainable modes of transport by future occupants of the scheme. The connection provided through the site will be designed as a residential road with speed restrictions of 20 – 30 miles per hour.
- 4.2.6 The proposed development will also deliver improved pedestrian linkages to encourage active travel by residents. This will include the retention and enhancement of the existing Public Rights of Way which transect the Site and provide direct pedestrian linkages into the village centre, as well as the provision of new recreational walking routes throughout the Site that will connect to the wider countryside and Public Rights of Way network.
- 4.2.7 Whilst the design of the development will be determined through subsequent Reserved Matter submissions, it is envisaged that the outline application submission may include the identification of a design code and character areas to provide the Council with assurance and control over the resultant high quality design of the development.

5 SCREENING ASSESSMENT

5.1 Introduction

5.1.1 In determining whether the proposed development constitutes EIA development consideration should be had to the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- Whether the site is located within a sensitive area;
- Whether the proposals meet any of the relevant thresholds and criteria set out in Schedule 2; and / or
- Whether the development would lead to likely significant effects on the environment.

5.1.2 The above matters are explored further in this section of the Screening Report with reference to the EIA Regulations and supporting Planning Practice Guidance.

5.2 Schedule 1 Projects

5.2.1 The proposed development is not of a type listed in Schedule 1.

5.3 Schedule 2 Projects

5.3.1 Schedule 2 of the EIA Regulations identifies development types where, if the proposal is located within a sensitive area, or the relevant threshold criteria are exceeded, further consideration is required with reference to Schedule 3 in order to determine whether significant effects are likely, in which case an EIA is required.

5.3.2 Sensitive locations are defined within the EIA regulations as being Sites of Special Scientific Interest and European designated sites; land within National Parks; the Broads; and Areas of Outstanding Natural Beauty; World Heritage Sites and Scheduled Monuments. The pre-application site South of Bosworth Academy is not located within, or partly within, any of the sensitive locations identified by the Regulations.

5.3.3 Schedule 2 of the EIA identifies the following within Part 10 (b):

“(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres, and multiplex cinemas,”

5.3.4 The criteria to be considered for Part 10 (b) Urban Development Projects are given in column 2 as either:

“(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) The development includes more than 150 dwellings; or

(iii) The overall area of the development exceeds 5 hectares.”

- 5.3.5 The proposed development exceeds the thresholds identified within Part 10 (b) of Schedule 2, whereby the development proposals comprise the development of approximately 550 dwellings, and the proposed site area also exceeds the 5 hectares. As such, the proposals are considered to comprise Schedule 2 development for which screening the need for EIA should be conducted.
- 5.3.6 The EIA regulations provide that development listed in Schedule 2 is EIA development if it is likely to have a significant effect on the environment by virtue of certain factors such as its nature, size, or location.
- 5.3.7 Paragraph 18 (Reference ID: 4-018-20170728) of the Planning Practice Guidance (PPG) provides further guidance and indicative criteria against which Schedule 2 development should be assessed. Notably, PPG Paragraph 18 advises that only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment.
- 5.3.8 Where a site has not been previously developed, an EIA is more likely to be required where the area of the scheme is more than 5 hectares in size, or where the development would have significant urbanising effects in a previously non-urbanised area, such as new development of more than 1,000 dwellings. Finally, it provides that key issues to consider in any determination would include the physical scale of the proposed development and the potential increase in traffic, emissions, and noise. Accordingly, this Chapter has been prepared to indicate whether the proposed development would be likely to result in significant environmental effects.

5.4 Schedule 3

- 5.4.1 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including the characteristics of development, the location of development and characteristics of potential impact. These factors should be taken into account when deciding whether or not a proposed development would lead to likely significant effects on the environment and therefore should be subject to EIA. Accordingly, the proposed development is considered against the respective selection criteria as provided at Schedule 3 of the Regulations in the sections below.

Characteristics of Development

- 5.4.2 Part 1 of the Schedule 3 selection criteria requires that the characteristics of the proposed development must be considered. As set out above, the proposed development is not Schedule 1 development. The proposals are however Schedule 2 development whereby the 150 dwelling threshold and site size threshold are exceeded.
- 5.4.3 The Government's indicative criteria and thresholds however identify that, in respect of sites which have not previously been developed, an EIA is unlikely to be required unless the development would have a significant urbanising effect on a previously non-urbanised area, such as a new development of more than 1,000 dwellings. The proposed development would have an urbanising impact, compared to the existing undeveloped nature of the Site. However, the Site is located adjacent to the existing settlement extent and accordingly is located in close proximity to established development at the settlement which includes the Caterpillar Industrial Estate to the west as well as Bosworth Academy and established residential development to the east and north of the Site respectively. The urbanising influence of the development would be localised to within the Site itself, and the scale of development sought is not such that any urbanising impact of the

development could be deemed to be significant. Notably, the Government's indicative criteria identifies that it is schemes of 1,000 or more dwellings that are likely to trigger EIA requirements through a significant urbanising impact on a previously non-urbanised area. The scale of the proposed development is half of the indicative threshold, thus providing further confirmation that the scale and location of the development is unlikely to trigger requirements for EIA.

- 5.4.4 The EIA Regulations require that consideration is given to the cumulative impact of the proposals and other existing or approved development at the settlement. Chapter 2 of this Report provided an overview of recently consented growth at Desford, which cumulatively will deliver an additional 515 dwellings at the settlement. Whilst the committed level of growth at Desford, combined with Bellway's proposals to deliver approximately 550 dwellings at the settlement will result in a total of 1,065 dwellings being delivered at Desford; it is not considered that this cumulative scale of growth at the settlement warrants an EIA of Bellway's proposals. Notably, in the determination of previous planning applications at the settlement, most recently application 23/00061/OUT at Lockey Farm, the Council has not identified any significant impacts as arising as a result of the cumulative growth delivered at Desford. On this basis, it is not considered that the cumulative impact of committed growth at Desford, in addition to Bellway's proposals South of Desford, would be such that would comprise a significant urbanising impact that would warrant an EIA.

Location of Development

- 5.4.5 The EIA regulations require that the environmental sensitivity and geographical areas likely to be affected by the development must be considered through the EIA screening process.
- 5.4.6 The proposed development requires the use of greenfield land located to the South of Desford, comprising the development of approximately 42 hectares of existing agricultural land. It is acknowledged that the development proposals would result in the loss of Grade 2 and 3 agricultural land. However, all of the land surrounding Desford is similarly classified as Grade 2 and 3 agricultural land, such that the Site's development is not considered to have an impact on the availability of agricultural land that would be of more than local significance.
- 5.4.7 With regards to ecological considerations, the key habitat features at the Site are hedgerows and trees which are largely to be retained as demonstrated by the Illustrative Masterplan provided at **Appendix 2**. Faunal surveys completed have not identified presence of great crested newt, reptiles water vole or badger and 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.
- 5.4.8 The western portion of the Site is located within a Minerals Safeguarding Area for sand and gravel and it is acknowledged that this resource would be sterilised through the Site's development. However, the Site's location immediately adjacent to existing residential development, school and implications on the local road network, means that the Site is not considered to be suitable for minerals extraction works. A significant proportion of Hinckley and Bosworth Borough is located within the Sand and Gravel Minerals Safeguarding Area such that the development of the Land South of Desford is not considered likely to result in significant impacts on the availability of this minerals resource.

- 5.4.9 The Site is not protected by any landscape designations and is an ordinary agricultural landscape with a general absence of woodland or tree belts, consistent with the Newbold and Desford Rolling Farmland Landscape Character Area. This results in the open and gently rolling landscaping where long-distance views towards the existing settlement edge exist and large built elements of adjacent industrial development. It is not considered that the landscape impact arising as a result of the Site's development would be of any more than local significance and therefore an EIA is not required. As such, the proposed development Site is not located within an area of ecological, environmental, or landscape sensitivity, that would warrant an EIA of the proposals.
- 5.4.10 The EIA Regulations also require that the environmental sensitivity of geographical areas likely to be affected by the development must be considered with particular regard to landscapes and sites of historical, cultural, or archaeological significance. The Site is located approximately 200m to the south of the Grade II listed '3B Series No.2 by Bernard Schottlander' sculpture and approximately 300m to the south of Desford Conservation Area, which also contains various listed buildings. The distance, and presence of intervening development, between the Site and these designated heritage assets means that there is no visual relationship between the Site and the heritage assets identified. It is considered that any impact of the development on the wider setting of the Conservation Area would be very limited, so is not considered to be significant for EIA purposes.
- 5.4.11 The Archaeological Desk Based Assessment that has been undertaken in respect of the Site has identified that the Site has a low-moderate potential for archaeological remains of local-regional heritage significance to survive within the Site. Therefore, the Site is not located within a sensitive area with regard to archaeological considerations.
- 5.4.12 This part of the screening assessment has accordingly demonstrated that the proposed development is not considered to have any significant impact on the relative abundance, availability, quality, and regenerative capacity of natural resources relating to the land, soil, water, and biodiversity.

Characteristics of the potential impact

- 5.4.13 The EIA Regulations requires that consideration is given to the characteristics of the potential impact of the development, with regard to the magnitude and spatial extent of the impact; the intensity of the impact; the probability of the impact, and the possibility of effectively reducing the impact identified.
- 5.4.14 With regards to air quality considerations, the proposed development Site is not located within an Air Quality Management Area, and the Council's most recent 2025 air quality monitoring results confirm that the monitored NO₂ concentrations at the monitoring location nearest to the Site have consistently fallen below the National Air Quality Objective Level. It is not considered that the operational phase of development would result in any significant impact on air quality, and impacts associated with the construction phase of development can be suitably mitigated through dust control and suppression measures that will be detailed within a Construction Management Plan secured through conditions attached to any planning permission secured.
- 5.4.15 The proposed development has also been informed by noise surveys, through which it is confirmed that noise arising from the operation of the adjacent road network and industrial premises at the Caterpillar Estate can be suitably mitigated through the implementation of glazing

and ventilation to specified requirements in order to achieve BS 8233 and World Health Organisation guidance for habitable rooms. Whilst the construction phase of development presents the potential for noise impacts, it is proposed that these could be suitably managed through controlled hours of construction that would be outlined and agreed with the Local Planning Authority as part of a conditioned Construction Management Plan. The operation of the proposed development is also not envisaged to result in noise impacts of significance. As such, it is considered that any noise impacts of the development are likely to be minor and temporary in nature, associated with the construction phase of development, such that an EIA should not be required.

- 5.4.16 Turning to the production of waste, the proposed development will not involve the use, storage, transport, handling, or production of substances or materials which could be harmful to human health or the environment. By virtue of the greenfield nature of the proposed development Site, construction waste would be minimal and would not be considered harmful. The type and level of waste to be generated by the development is not considered to be significant.
- 5.4.17 It is also not considered that the development would result in risks of contamination of land or water from releases of pollutants onto the ground or into surface water. There is no reason why a typical housing development would result in risks of contamination, whilst contamination risks associated with the existing agricultural use of the Site are envisaged to be minor and can be suitably controlled through appropriate mitigation measures.
- 5.4.18 The risk of major accidents during the construction or operation of the development is also considered to be limited. Good practice and health and safety procedures will be in place during the construction and operation of the development that will assist in alleviating this risk.
- 5.4.19 Whilst the site is considered to have a low-moderate potential for archaeological remains of local and regional significance, it is considered that any direct impact of the Site's development on archaeology could be suitably mitigated through a scheme of intrusive archaeological investigation and recording. These works would result in the preservation of any archaeological remains through record, rather than in situ preservation which would be considered sufficient mitigation for remains of lower heritage significance and make any effect less than significant.
- 5.4.20 In respect of drainage, the proposed development incorporates embedded mitigation measures that will ensure that any impacts of the development are reduced so that they are not significant. Such embedded mitigations measures would include the following:
- Ensure that the flow route / ponding through site is respected to ensure pluvial risk is not increased elsewhere
 - Take a sequential approach to the design of the masterplan to ensure all forms of development are located outside of the areas of risk where appropriate
 - Where it is not possible to locate development outside areas of risk, suitable measures will be investigated and confirmed (through the FRA) to demonstrate what is required to prevent the risk. It is expected this will include, but not be limited to, ditch diversions, appropriately sized watercourse crossings, ground reprofiling etc.
 - The Proposed Development is to include surface water attenuation measures, incorporating Sustainable Drainage Systems to mitigate flood risk. The details of the

strategy will be proposed in the separate Flood Risk Assessment and Drainage Strategy and will be designed in accordance with allowances for climate change. This would form embedded mitigation and be secured through planning conditions.

- 5.4.21 It is acknowledged that during the construction phase of the development, construction vehicles may compact soils on-Site and create new connections between currently isolated topographic depressions which could alter the Site's drainage patterns potentially affecting the local drainage network or run off regimes. Measures will be set out within the CEMP to ensure appropriate mitigation is included and thus there will be no increase in flood risk during the construction phase due to the Proposed Development. The CEMP will also ensure the effective management of the interactions between pollution sources and run off to ensure that there is no degradation in water quality as a result of the development whilst arrangements will also be made with the relevant water company for the discharge of effluent from the Site welfare facilities and other sources needed for construction purposes.
- 5.4.22 During the operational phases of development, surface water runoff will be managed through an approved drainage strategy and will not result in an increase in flooding. The Site is not located in an area that provides floodplain storage and therefore will have no influence on fluvial flooding. A sequential approach to the site layout has also been taken to ensure that built form is directed away from areas of flood risk. The proposed drainage strategy will also ensure all flows are restricted to the greenfield run off rate and thus pluvial risk off site, and to downstream receptors, will not be increased. As aforementioned, the Site is not located in an area that provides floodplain storage and therefore will have no influence on fluvial flooding. The development and drainage strategy will ensure that no change occurs to the rate and volume of surface water run off or run off to groundwater.
- 5.4.23 Ecological mitigation measures are 'embedded' within the proposed development wherever possible. The design of the proposed development to date has recognised key habitats and features of ecological value and sought to avoid and minimise effects. The proposed development will provide opportunities to create new habitats that will buffer and enhance the value of retained habitats by improving the overall habitat connectivity across the Site. Habitat creation including SuDS and areas of species-rich grassland will aim to maximise biodiversity. The proposed development includes a generous green infrastructure provision which aims to improve connectivity of habitat through and beyond the Site boundaries, enhance biodiversity and deliver net gains, resulting in minor positive effects on a range of habitats and fauna. The mitigation hierarchy will be applied through the development, with appropriate mitigation measures implemented as required and to include additional habitat creation, species specific safeguards, adapted working practices and, if required, protected species licenses. Such measures would be captured in a Construction Environmental Management Plan (CEMP) and Landscape and Habitats Management Plan (LEMP) to be the subject of any condition to be attached to a permission for the construction of the Proposed Development. Once the appropriate mitigation measures have been proposed, the impacts remaining after they have been taken into account are considered to be negligible or minor beneficial. The potential for significant cumulative effects associated with the ecology and nature conservation impacts of other major committed and proposed developments are also considered to be negligible.
- 5.4.24 It is acknowledged that the proposed development falls within the Impact Risk Zone (IRZ) for Botcheston Bog SSSI based on transport (i.e. Any transport proposal including new or extended footways, cycleways, roads/car parks). At this stage, the proposals are not considered likely to

excerpt a potential risk to the conservation status of the SSSI and pre-application advice is being sought from Natural England to confirm this.

- 5.4.25 The applicant's highways consultant is engaging with Leicester County Council in order to model the anticipated impact of the proposed development on the operation of the highway network using the Pan Regional Transport Model that is used by the County Council. In the event that impacts on the operation of the local highway network are forecast to occur, it is proposed that appropriate improvement measures will be devised in consultation with Leicester County Council to ensure that impacts of significance for the operation of the local highways network do not occur. The enclosed Screening Checklist confirms that it is not envisaged that the development will have a significant adverse impact on the footpaths within the proposed development Site and likewise that no significant adverse impact is envisaged to the existing footpath (S2) to the north east of the Site. With regards to impacts on Non-Motorised Users, it is not expected that the development would result in any significant adverse impact on the non-motorised user facilities located to the west of the Site that can be accessed from Peckleton Lane. Access into the Site from these facilities will be promoted along the western boundary of the Site as part of the proposed development.
- 5.4.26 Through the assessment undertaken, it can be identified that the development will not result in any impacts that would be of more than local significance, whilst opportunities to reduce the duration, frequency, and magnitude of impact through mitigation measures have also been identified. On this basis, it is maintained that the development would not result in any impacts of significance that would require consideration through an EIA, such that the proposals are not considered to comprise EIA development.

6 RECOMMENDATIONS AND CONCLUSIONS

6.1 Recommendations

- 6.1.1 Claremont Planning Consultancy has been instructed by Bellway Strategic Land to prepare and submit an EIA screening request in respect of their proposals for the development of the Land South of Desford as defined by the Site Location Plan provided at **Appendix 1**.
- 6.1.2 Bellway Strategic Land are seeking to progress an outline planning application for a new residential development, including affordable housing, provision of a GP Surgery, sports facilities and associated landscaping, public open space, and drainage, and accesses taken from Peckleton Lane and Leicester Lane. All matters are proposed to be reserved, apart from access.
- 6.1.3 This EIA Screening Report has provided a summary of the relevant legislation in respect of EIA screening that is provided by The Town and Country Planning (Environmental Impact Assessment) regulations 2017 as well as further guidance provided by the Government within the Planning Practice Guidance.
- 6.1.4 The development proposals have been assessed in respect of the relevance considerations identified by Schedule 3 of the Regulations, through which it has been demonstrated that the proposed development is not likely to generate impacts of any more than local significance whilst mitigation measures for the anticipated impacts have also been identified to reduce their magnitude, frequency and duration. The scale of development proposed does not exceed the Government's indicative thresholds for EIA development and consideration of the development's likely impacts has further confirmed that **the development does not fall to be considered as EIA development**.

6.2 Conclusions

- 6.2.1 The Council are respectfully requested positively receive this request for EIA screening and accordingly issue their opinion to confirm that an EIA is not required.

APPENDIX 1 – SITE LOCATION PLAN



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DISCUSSION

— Site boundary (41.9ha)

Rev.	Date	Description
Land south-east of DESFORD		
Location Plan		
Job ref: 541	Drawing number: L01	Revision: -
Scale: 1:5,000 @ A3		Date: September 2023

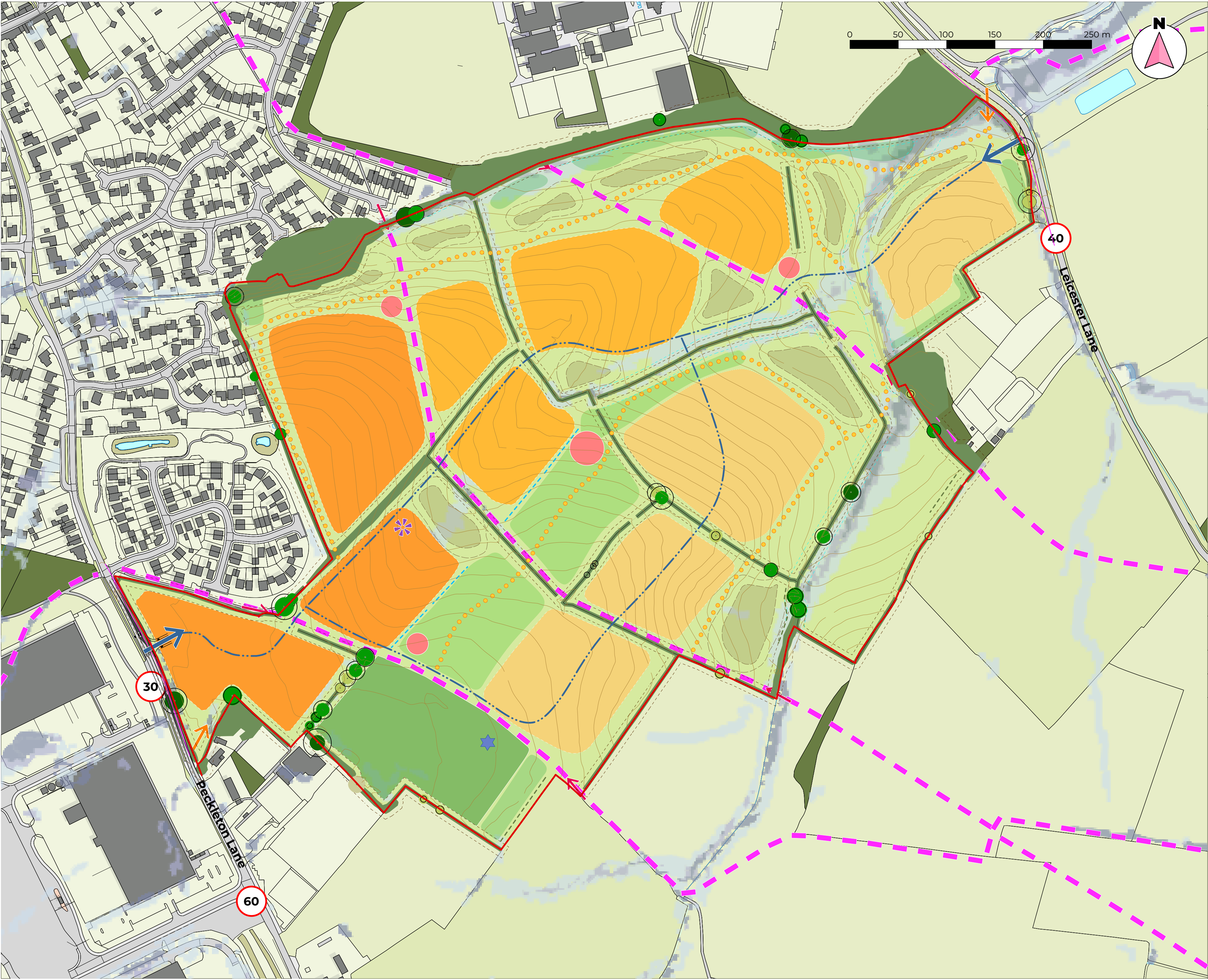


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APPENDIX 2 – ILLUSTRATIVE FRAMEWORK PLAN



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VISION

- Site boundary (49.197ha)
- Public Rights of Way (PROW)
- Existing pedestrian access
- Proposed vehicular access point
- Proposed pedestrian access
- Surface water (High-Low risk)
- 10m offset from stream
- Indicative areas for attenuation
- Indicative swales
- Indicative Skylark mitigation
- 5m offset from existing hedgerow
- Tree Survey:
 - Category A canopy (&RPA)
 - Category B canopy (&RPA)
 - Category C canopy (&RPA)
 - Category U canopy (&RPA)
- Proposed central green corridor
- Indicative location for Play
- Recreational routes
- Lower landscape sensitivity area (5.33ha)
- Medium landscape sensitivity area (5.05ha)
- Higher landscape sensitivity area (6.27ha)
- Area identified for sport pitches (2ha)
- Indicative location for changing facilities and parking
- Indicative location for Medical Practice

Rev.	Date	Description
Land south-east of DESFORD		
Illustartive Framework Plan		
Job ref: 785	Drawing number: SK02	Revision:
Scale: 1:2500 @ A2		Date: November 2025

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APPENDIX 3 – EIA SCREENING CHECKLIST

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference		Brief description of the project / development	<i>Residential development, including affordable housing, Use Class E floorspace including provision of a new GP Surgery; grass sport pitches and ancillary facilities; access off Peckleton Lane and Leicester Lane with connecting internal road; landscape buffers and public open space; and drainage including SuDS. All matters reserved except for access."</i>
Appellant			
LPA	Hinckley & Bosworth BC		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			NO
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?			YES
If YES, under which description of development in Column 1 and Column 2?			Urban Development Project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			NO
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			YES
If yes, which applicable threshold/criteria?			Exceeds 150dwellings and 5Ha
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			
If yes, is a copy of the SO/SD on the file?			
If yes, is the SO/SD positive?			
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
	Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
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?	Yes	Likely – the site has a rolling topography at present, that will require some works to be undertaken to facilitate its development for residential use.	No	The scale of change is not envisaged to be significant. The proposals seek to utilise the existing topography of the site in order to accommodate the development within the existing contours of the site.
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	Likely - Uses land to provide the dwellings and will use natural resources in their construction.	No	It is anticipated that the development 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?	Yes	The site contains Grade 2 and 3 agricultural land and is located within a Minerals Safeguarding Area for Sand and Gravel.	No	All of the land surrounding Desford is similarly classified as Grade 2 and 3 agricultural land, such that the Site's development is not considered to have an impact on the availability of agricultural land that would be of more than local significance. The Site's location immediately adjacent to existing residential development and capacity of the local road

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				network also means that the Site is not considered to be suitable for minerals extraction works. A significant proportion of Hinckley and Bosworth Borough is located within the Sand and Gravel Minerals Safeguarding Area such that the development of the Land South of Desford is not considered likely to result in significant impacts on the availability of this minerals resource.
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	There will be waste generated as part of the construction phase. Waste generated during the operational phase of development will be residential household waste.	No	The proposed development will not involve the use, storage, transport, handling, or production of substances or materials which could be harmful to human health or the environment. By virtue of the greenfield nature of the proposed development Site, construction waste would be minimal and would not be considered harmful. The type and level of waste to be generated by the development is not considered to be significant.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	There is no reason why a typical housing development would result in risks of contamination, whilst contamination risks associated with the existing agricultural use of the Site are envisaged to be minor and can be suitably controlled through appropriate mitigation measures.	N/A	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The introduction of sporting facilities, external items of plant from the healthcare centre and potentially air source heat pumps from the residential dwellings will all generate noise that was not at the site previously.	No	An assessment will be carried out for the sports facilities and if required mitigation measured suggested. Limiting noise levels will be specified for any items of external items of

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
		plant to ensure no increase to the background noise levels will occur.
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 is no reason why a typical housing development would result in risks of contamination, whilst contamination risks associated with the existing agricultural use of the Site are envisaged to be minor and can be suitably controlled through appropriate mitigation measures.	N/A
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 Any risk of contamination associated with the existing agricultural use of the site are considered to be limited. In the event that contamination is identified during the completion of Phase 2 intrusive site investigations, these would be addressed through a scheme of mitigation that would be agreed in advance with the local planning authority through a tiered scheme of investigations.	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 Good practice and guidance on construction will be followed and will alleviate the impacts reducing the effect. Health and safety procedures will be in place	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)	No Risks to human health associated with the operation of the development, by virtue of its residential use, are considered to be limited. Risks associated with the construction phase will be suitably mitigated through a Construction Management Plan that will be agreed with the Local Planning Authority prior to commencement of the development.	N/A

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
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 Tributary of the Rothely Brook flows in a north easterly direction through the site and drains under Leicester Lane via an existing culvert	No Watercourse is not affected by the development through being left as a natural corridor and not within proximity of development. Additionally, any proposals will, as required by policy, ensure no increase in discharge rate from the development and therefore flows will be unaffected.
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 water-bodies, 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 key habitat features at the site are hedgerows and trees which are largely to be retained as demonstrated by the Illustrative Masterplan. Two pLWS and on cLWS occur adjacent to the site boundary. These will be retained and buffered from proposed development demonstrated by the Illustrative Masterplan. The site falls within the IRZ for Botcheston Bog SSSI on the basis of transport.	No Once the appropriate mitigation measures have been proposed, the impacts remaining after they have been taken into account are considered to be negligible or minor beneficial and not significant. Proposals are not considered likely to excerpt a potential risk to the conservation status of the SSSI and pre-submission advice will be sought from Natural England to confirm.
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 Faunal surveys completed have not identified presence of great crested newt, reptiles water vole or badger and the bat and bird assemblages using the site are considered to be typical of managed arable habitat on an urban edge.	No Once the appropriate mitigation measures have been proposed, the impacts remaining after they have been taken into account are considered to be negligible or minor beneficial and not significant.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
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 No. There are no landscape designations that form a constraint on the site. The land to the south of Desford is an arable landscape lying within the 'Rolling Farmland' Landscape Character Type (LCT) and the 'Newbold & Desford Rolling Farmland' LCA D. The landscape strategies in the published LCA require to 'conserve and enhance' landscape character and views. There is no sensitivity study specifically, but it is considered from the baseline work carried out to date that there is some local landscape value as the public rights of way are well used, but this local landscape is also influenced by the existing townscape which is quite exposed in places.	N/A
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 baseline study carried out so far includes a Zone of Theoretical Visibility (ZTV) which identifies that there may be views up to 2km from the site boundary, along local footpaths, bridleways and the local road network. Three PRow span the site, one to the northeast, one	Yes Yes. The greatest level of visual effects will be to the PRow that traverse the site, as the character of these will inevitably change from an arable landscape with largely open views to one of a wider development that surrounds the routes. The likely effects on visual receptors will

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	centrally, and a third to the southwest connect to the southeast of the site and Leicester Lane. A public Bridleway lies to the west on Desford Lane.	be varied but there will be instances where a significant effect is likely. Visual effects as you move further south away from the development edge will reduce as the combination of existing field boundaries, topography and mitigation planting will begin to filter views.

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	ARCHAEOLOGY-There are no heritage assets (designated or non-designated) recorded on the HER as within the site. LiDAR and aerial photography analysis has identified an uncertain possible curvilinear feature within the north extent of the study site. Geophysical survey results are yet to be provided, which may give a better indication of any possible/possible archaeological assets within the study site, including this possible curvilinear feature. No indirect impacts through change of setting are expected to cause a significant effect upon any archaeological remains surrounding the study site, despite some minor invisibility (such as the former deer park to the east) BUILT HERITAGE- There are no known built heritage assets that shall be indirectly impacted (through change of setting etc.) in such a way to cause a significant adverse impact upon their heritage significance.	No	ARCHAEOLOGY -If any probable archaeological remains are identified by the archaeological remains, they would likely be of no more than local heritage significance. Their truncation and/or destruction by the proposed development (groundworks etc.) would likely constitute a significant effect in being an adverse impact upon their heritage significance. This significant effect could be mitigated through the archaeological investigation and recording of any such archaeological remains. BUILT HERITAGE- N/A
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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 dissected by several Public Rights of Way (PRoW) (footpaths R97, R98 and R99) which route in a north / south alignment through the site.	No	It is not envisaged that the development will have a significant adverse impact on the footpaths within the site. The development of the site will be sympathetic to the presence of the footpaths, with the existing PRoW
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A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	To the north-east of the site, on the opposite side of Leicester Lane, footpath S2 provides connections in an east / west alignment between Leicester Lane and Kirby Muxloe. To the west of the site, a short section of existing Bridleway (R11) on the opposite side of Peckleton Lane provides connections to Desford Lane. The section of Peckleton Lane to the west of the site is identified on LCC's online portal as a 'leisure route', providing connections between the site and Desford. Approximately 30m north of the site, from the 'leisure route' along Peckleton Lane, a signed off-road route provides connections south towards several 'quieter routes', towards Peckleton and Kirkby Mallory. Existing footway provision is also present along the opposite side of Peckleton Lane, which connects with the wider network of footways in Desford.	connections to be retained (albeit diversions may have to be implemented in places – subject to confirmation of the final site layout). Options to improve these footpaths to promote pedestrian accessibility will be discussed and agreed with LCC. It is not envisaged that the development will have a significant adverse impact on the existing footpath (S2) to the north-east of the site. Opportunities to provide a new section of footway along the opposite section of Leicester Lane, and an uncontrolled crossing facility (comprised of dropped kerbs and tactile paving) to provide access to footpath S2, will be explored as part of the proposed development. It is not envisaged that the development will have a significant adverse impact on the NMU facilities to the west of the site, which can be accessed from Peckleton Lane. As part of the proposed development, it is envisaged that access for Non-Motorised Users (NMUs) into the site from these facilities will be promoted along the western boundary of the site.
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 A key consideration of any future Transport Assessment to accompany a planning application will be the likely traffic generation and the potential impacts on the local surrounding highway network and proposed site access junctions. MODE have prepared a highways scoping note for submission to LCC, which includes a proposed methodology to forecast the traffic	TBC As outlined in the highways scoping note, it is envisaged that junction capacity assessment will be required at a number of off-site locations, using industry standard LinSig and Junctions 10 modelling packages. The junction capacity assessments will need to be completed as part of the Transport Assessment, to determine whether the

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
	generation associated with the proposed development and the distribution of traffic onto the local highway network, to determine where junction capacity assessments will be required to consider the likely impacts of the proposed development. It is also understood that owing to the scale of the development, that LCC will require the impact of the proposed development to be considered through use of their Pan Regional Transport Model (PRTM). As part of the highways scoping note, mode have approached LCC to obtain the agreed modelling scenarios and necessary inputs alongside the Area of Influence which is associated with the PRTM.	proposals will have a significant impact on operation of the local highway network. The PRTM outputs will be required to be used alongside turning counts to predict satisfactory turning flow scenarios for localised and detailed junction modelling to establish the traffic impact of the development proposals. At off-site locations where significant impacts on the operation of the local highway network are forecast to occur, appropriate improvement measures will need to be devised and agreed with LCC, in order to suitably mitigate the impacts associated with the proposed development (including options to reduce the number of trips associated with the proposed development).

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	There is existing residential development located immediately to the north of the Site and the Caterpillar Industrial Estate is located across Peckleton Lane to the east of the Site.	No	The operation of the development is not expected to result in any adverse impact on adjacent land uses. The proposed development follows the Agent of Change principle and provides suitable mitigation to ensure that the development proposals can be suitably delivered without impacting on the operation of the industrial estate. The proposals will deliver new sports pitches that will provide benefits to health of a local importance.
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 plans for future land uses on or around the location of the Site which could be affected by the project.	N/A	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
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 There are no known vulnerabilities to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions that could cause the project to present environmental problems.	N/A
16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No Whilst the committed level of growth at Desford, combined with Bellway's proposals to deliver approximately 550 dwellings at the settlement will result in a total of 1,065 being delivered at Desford; it is not considered that this cumulative scale of growth at the settlement warrants an EIA of Bellway's proposals. Notably, in the determination of previous planning applications at the settlement, most recently application 23/00061/OUT at Lockey Farm, the Council has not identified any significant impacts as arising as a result of the cumulative growth delivered at Desford. On this basis, it is not considered that the cumulative impact of committed growth at Desford, in addition to Bellway's proposals South of Desford, would be such that would warrant an EIA.	N/A