

EIA Screening Report

Land West of Ratby, Ratby, Leicestershire

On behalf of Lagan Homes

**Town and Country Planning (Environmental Impact
Assessment) Regulations 2017 (as amended)**

Request for a Screening Opinion pursuant to Regulation 6



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1. INTRODUCTION

1.1 Marrons is instructed by our client, Lagan Homes, to prepare and submit a Request for a Screening Opinion to Hinckley and Bosworth Borough Council (“the LPA”) to determine whether the Proposed Development at Land to the West of Ratby (identified and edged in red in the Site Location Plan forming **Appendix 1** to this report) constitutes an Environmental Impact Assessment (EIA) development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the Regulations”). The Proposed Development is as follows:

Outline planning application (with all matters reserved apart from access) for a phased, mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home (Use Class C2). Provision of a community hub (Use Class F2); provision of a 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.

1.2 This screening opinion request is made in accordance with Part 2, Regulation 6 of the Regulations. Regulation 6 sets out the information required to support such a request:

- a. a plan sufficient to identify the land;**
- b. a description of the 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**

- c. description of the aspects of the environment likely to be significantly affected by the development;**
- d. to the extent the information is 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**
- e. 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.**

1.3 This Screening Report addresses the above requirements of Regulation 6. This is not a planning application, but rather the purpose is to establish whether the Proposed Development described above for which an Environmental Statement is required under the Regulations.

1.4 The Proposed Development does not fall within the categories of development in Schedule 1 of the Regulation for which EIA is automatically required. The Proposed Development falls under Schedule 2, 10(b) Urban Development Projects as it exceeds the threshold of more than 150 dwellings and has a site area greater than 5ha, meaning the project must be screened for EIA.

1.5 Schedule 3 of the Regulations sets out a series of criteria to be considered in the screening of Schedule 2 development, broadly categorised into the characteristics of the development, the location of the development and type and characteristics of the potential impact. The assessment of the Proposed Development and any cumulative effects have been informed by these criteria utilising the available desktop information and the technical studies undertaken to date.

2. THE SITE & SURROUNDINGS

2.1 The Site comprises approximately 32.7 hectares (ha) and principally though not exclusively, consists arable farmland divided into various field compartments by hedgerows and hedgerow trees. Other land uses within the site boundary comprise plantation woodland to the north west and a recreation area with play equipment to the east of the Site, just to the north of Burroughs Road. Burroughs Road, which is a relatively narrow rural lane, bisects the Site on an east/west axis and is currently accessed from the settlement via Main Street, one of the principal routes through Ratby.

2.2 To the south, lies Desford Lane and the Pear Tree Office Park access. To the north, lie two separate development sites, each in the control of Lagan Homes, which have previously been granted planning permission and are accessed off Markfield Road. Phase 1 lies to the north east of the Site. It benefits from full planning permission for 90 dwellings under LPA Reference 20/00462/FUL and is currently under construction. Phase 2 lies to the north/north west and comprises land approved in outline for 75 dwellings. At the time of writing this development has not commenced and is pending Reserved Matters Approval.

2.3 To the south of Phase 1 comprises a small area of pastureland forming part of the Site, which is at the time of writing is mainly occupied by a construction compound associated with the Phase 1 build out. The eastern boundary edge of the Site comprises the built-up area of Ratby, which mostly comprises a consolidated pattern of two-storey modern residential development, albeit it with some commercial and institutional uses as well, particularly to the north and to the south of Burroughs Road where it intersects with Main Street. The Site's western extremity comprises established woodland. Other than hedgerow, hedgerow trees and areas of plantation woodland, the Site is largely devoid of any other notable natural features. A watercourse runs to the south and to the west of the Site, but is not located within the Site.

2.4 The Site does not host any particular environmental designations nor is it within any "sensitive areas" for the purposes of the Regulations. There is a limited

area of Flood Zone 2 and Flood Zone 3 just beyond the Site's southern boundary. To the east, between Desford Lane in the south and Stamford Street in the north lies Ratby's Conservation Area (CA). The Site does not directly abut the CA other than along the eastern boundary of the recreation ground. The CA hosts several listed buildings, most notably the Church of St Philip and St James, which is Grade II* listed.

2.5 No international sites of importance for nature conservation lie within 5km of the Site, other than Groby Pool and Woods Site of Special Scientific Interest (SSSI), which is located 1.7km to the north east. Fifteen non-statutory designated sites lie within 1km of the Site including Local Wildlife Sites, Potential Wildlife Sites and six candidate Local Wildlife Sites. The closest such designation is the Tributaries of Rothley Brook, a Potential Local Wildlife Site, comprising a watercourse adjacent to the Site.

3. SCREENING ASSESSMENT

Natural Resources

Physical Changes to the Topography of the Area

3.1 The Site would involve the construction of residential development, as well as the provision of non-residential uses including a community hub and primary school in addition to internal roads. Given the topography of the Site, it is anticipated that re-profiling works will be required to create the necessary development platforms, road gradients and Sustainable Urban Drainage Systems (SUDs, namely the detention basins).

3.2 It is considered that the potential environmental effects will predominantly emanate from the construction phase of the development in terms of noise and air quality to surrounding residential receptors, and during the operation phase, visual effects of the resultant scheme upon the landscape, townscape and the setting nearby heritage assets. None of these impacts considered to be likely significant in EIA terms, however.

3.3 The Site is spatially contained and adjacent on three sides to existing and committed development associated with Ratby. The size of the population potentially affected would therefore be limited to those within the immediate surrounding area. The broader landscape and visual effects would be localised given the containment of the Site within the wider landscape and the distance and intervening built development between the Site and the designated heritage assets (discussed in further detail below).

3.4 The potential amenity impacts associated with noise and emissions associated with the cut and fill works would be finite in duration and can be mitigated through suitably-worded planning conditions securing a Construction and Environmental Management Plan (CEMP). As with the impacts associated with construction more generally, best practice procedures would be used to minimise impact on landscape features, such as the woodlands and the Site's mature trees and hedgerows where these are to be retained.

Use of natural resources including land, soil, water, materials/minerals

3.5 The Site would involve the use of what is mostly farmed land to provide for built development, public open space, green infrastructure and land for ecological enhancement. The disposition development and green spaces across the Site will be informed by landscape and constraints-led approach where impact upon natural features have been avoided to the extent possible. Trees and hedgerows forming the current field patterns will be retained except those which are lost to provide for internal access. Off-site woodlands and on-site trees and natural features would be protected during the construction phase by best practice procedures which can be secured by suitably-worded planning conditions, including the provisions of the CEMP.

3.6 It will be noted that the Site incorporates an area of plantation woodland which has been included for the purposes of biodiversity enhancement and will not host built-development. Likewise, a sensible and sensitive approach to the disposition of the developable areas will be taken to the remainder of the Site informed by landscape, ecological, arboricultural and other relevant technical considerations.

3.7 The Site's pre-existing arable and grazing potential would be sterilised permanently by the Proposed Development. Surveys undertaken indicate that only 10% of the land is Subgrade 3a (best and most versatile) whereas the remaining arable land (equating to approximately 76% of the site area) is Subgrade 3b, which is not best and most versatile. The magnitude and spatial extent of this loss is therefore very limited and, in EIA terms, not significant.

Areas on/around the location which contain important, high quality or scale resources

3.8 The Site hosts agricultural land, areas of woodland and is adjacent areas of woodland, including being adjacent to a watercourse running along the western and near to the southern boundaries. There is nothing to indicate that these resources are high quality or scarce in nature, beyond their ordinary environmental value, which would be addressed through the relevant technical surveys and embedded mitigation,

including sensitive masterplanning, and best practice construction management secured through a CEMP to address trade effluent and other relevant factors.

Waste

3.9 The construction process for the Proposed Development would generate levels of waste through groundworks, piling, construction and fit out. In this respect, the Proposed Development would not be unusual in terms of the nature or amount of waste generated. Best practice measures in terms of sustainable waste management will be observed through the construction process and could be controlled by way of the CEMP.

Pollution and Nuisances

Release of pollutants or any hazardous, toxic or noxious substances to the air

3.10 The Proposed Development would result in increased traffic movements during its construction and operation phase, albeit the effects of the former would only be temporary in duration. The Proposed Development is not located within or near an existing Air Quality Management Area (AQMA) and therefore, the traffic generated by the Proposed Development during its operation phase would not have adverse effects in these terms.

3.11 During the construction phase, effects are likely to be associated with dust nuisance, complaints and surface soiling from deposition, as opposed to the risk of exceeding any air quality objectives. It is considered that any potential effects associated with construction activities will be temporary and reduced as far as practicable through the implementation of good construction practices and a CEMP.

3.12 In addition during its operation phase, the Proposed Development will give rise to an increase in travel demand on the transport network, due to the increase in population. This matter will be addressed within the Transport Assessment, which will discuss highways issues associated with the Proposed Development and any relevant cumulative sites and identify necessary mitigation, which can be secured by way of planning condition an/or legal agreement.

3.13 In order to minimise car usage and promote sustainable modes of transport during the operational phase, the Proposed Development will include a number of key elements including new walking/cycling routes through the Site and connectivity of the Site to existing footways/Public Rights of Way where feasible; the accommodation of refuse vehicles within the illustrative layout as well as sufficient provision for car and cycle parking in accordance with prevailing standards; and provision of a Travel Plan incorporating methods to encourage sustainable travel choices.

Emission of noise, vibration or release of light, heat, energy or radiation

3.14 The Proposed Development will cause noise and vibration associated with construction activity and increased traffic movements during operation. During the construction phase, all traffic associated with HGVs, deliveries and construction workers will be controlled and managed through the implementation of good practice measures and the operation of a Construction Traffic Management Plan (CTMP) which could be secured by way of planning condition. The contractor must agree as part of this to the principles and routes for material haulage to and from the Site with the Local Highway Authority to avoid restrictive areas and at times of day when HGVs may cause disruption to residential amenity. It is anticipated that a planning condition may also be imposed to control hours of work to avoid unsocial hours.

3.15 During the construction phase, all effects of lighting will be reduced through the implementation of good construction measures via a CEMP. Mitigation strategies for the operational phase will be considered through the planning application to reduce any potential effects on ecological receptors, such as bats, and a comprehensive mitigation strategy in respect of lighting will be considered, if necessary.

3.16 The Site is not near or adjacent to any noise generating uses. The closest constraint in this regard is the M1 motorway which is more than 500m from the Site's northern boundary at its closest point. It should also be noted that Phases 1 and 2, whilst closer to this source of noise, were not material affected by it. At this distance, the M1 will not impact the Proposed Development.

3.17 It is considered that a sensitive lighting scheme to address landscape and ecological matters where necessary could be secured by planning condition and considered through later applications for Reserved Matters Approval.

Risks of contamination of land or water from releases of pollutants

3.18 The lack of previous development across the vast majority of the Site suggests that the likelihood of ground contamination is generally low, meaning there is no significant risk to human health or the water environment during the construction process. Standard construction methodologies will be used to mitigate the potential effects on water quality and surface water during the construction process. Further intrusive investigations can be secured by planning condition if deemed necessary and can also articulate the course of action to be taken in the event that unexpected contamination is encountered during the construction process.

Areas on or around the location which are already subject to pollution or damage

3.19 There are no known areas on or around the Site which are subject to pollution or environmental damage.

Population and Human Health

Risk of major accidents during construction, operation or decommissioning

3.20 There would be no quantities of hazardous substances stored or hazardous activities carried out as part of the Proposed Development that would result in the risk of a major accident. The risk of accidents for the construction and operational phases of the development will be mitigated in accordance with prevailing legislation.

Water Resources

Water resources including surface waters

3.21 A watercourse runs beyond the western and southern site boundary and to the south of the Site. An area of land to the south of the Site roughly following the alignment of said watercourse is within Flood Zone 2 and 3. The Site itself is in Flood

Zone 1 and is at low risk of flooding. A Flood Risk Assessment (FRA) will be prepared in support of the planning application and in accordance with national and local planning policy. Standard construction methodologies can be used to mitigate the potential effects on water quality and surface run off during the construction process. These potential effects can also be minimised through implementation of a CEMP.

3.22 The outline planning application will be accompanied by a Sustainable Drainage Strategy, which will limit surface water runoff to greenfield rates prior to discharge to the watercourse via the use of detention basins. The Drainage Strategy will be designed to allow for an appropriate allowance for climate change.

Biodiversity (Species and Habitats)

Protected areas designated or classified for ecology value

3.23 A single site of national importance comprising the Groby Pool and Woods SSSI is located within 2km of the Site, approximately 1.7km to the north east. Given the prevailing distance and the reasons for designation, no direct or indirect effects are expecting to arise during the construction or operation phase. The only potential impact pathway relates to visitor pressure, but given the walking routes and extensive public open space that provided within the Site and which are available further afield in closer proximity, a significant effect in this instance is unlikely to arise.

3.24 The closest non-statutory designated site is the Tributaries of Rothley Brook, located over 10m to the west of the Site at its closest point. Given the proximity, a CEMP can be secured by way of planning condition to include measures to protect this designation from particulate deposition, accidental pollution or contamination incidents.

3.25 Martinshaw Wood LWS and Burroughs Wood LWS lie 200m north and 460m west of the Site, respectively. They are so designated because of the presence of ancient woodland. Whilst no effects are anticipated upon these designations during the operation phase of the Proposed Development, the CEMP can consider how to ensure construction operations do not impact the integrity of these designations.

Protected, important or sensitive flora or fauna

3.26 On and off-site woodland will be retained by the Development Proposal. These can be safeguarded from construction activity through the provision of fencing around Root Protection Areas (RPAs). The CEMP will also ensure best practice site protocols to minimise dust pollution and accidental contamination. Buffer planting around the directly adjacent woodland will be considered within the Site's landscape strategy to include thorny species such as hawthorn and blackthorn to help restrict public access and trampling.

3.27 On-site hedgerows forming the existing field patterns will be retained within the Proposed Development other than where removal is required to facilitate internal access. Mature trees which provide biodiversity value will be retained wherever possible and compensated for where this is not. The application will be accompanied by a detailed tree survey and impact assessment.

3.28 In addition to the above habitats, the Site and its environs were considered to have potential for:

- **Badgers**
- **Great Crested Newts**
- **Bats**
- **Birds**
- **Otter and Water Vole**

3.29 The Phase 2 surveys accompanying the subsequent planning application will consider the populations of these protected species and the appropriate mitigation which can be secured by way of planning condition. The outline planning application will also be supported ecology reports which outline measures to achieve at least a 10% Biodiversity Net Gain over and above baseline conditions in accordance with prevailing legislation.

Landscape and Visual

3.30 The Site and the wider landscape it sits within is not covered by any landscape quality designations at a national or local level. The application will be supported by a Landscape and Visual Assessment (LVA), which will examine the landscape evidence base and field observations to form a view on landscape value and visual sensitivity. Based upon the work undertaken to date, the Site and its immediate agricultural landscape around is of no more than medium landscape value.

3.31 Views of the Site are comparatively limited to a localised area of the landscape within the Site and its immediate area, on account of the existing built-up area which restricts wider views from the east and the screening effects of adjacent woodlands. It is therefore concluded that the landscape is tolerant of change through a well-planned and well-designed development.

3.32 The Proposed Development will follow a landscape-led, ground up approach to masterplanning whereby existing landscape features are retained and expanded upon to include a strong Green Infrastructure framework within which built development can be accommodated. Whilst there would be levels of adverse landscape and visual effects, these would be localised in extent given containment of the Site within the wider landscape.

3.33 As such, whilst there would be landscape and visual impacts, these are not such of such a magnitude that they cannot be understood and mitigated within the overall process of landscape and visual assessment carried out as part of the planning application process.

Cultural Heritage and Archaeology

3.34 There are no listed buildings or conservation areas or other designated heritage assets on Site. Ratby's Conservation Area lies to the east of the Site though in the vast majority of instances, other than a small part of the eastern boundary, along the existing recreation area, there is intervening, modern development between the Site boundary and that of the Conservation Area. Given this fact, it is considered that the Proposed Development's impact on off-site designated heritage assets can

be adequately considered through the Heritage Desk Based Assessment (DBA) and, where necessary, this can be responded to through sensitive masterplanning of the Site.

3.35 Ratby Bury Camp, a designated Scheduled Ancient Monument (SAM), lies approximately 0.5km beyond the Site's western boundary. Given the intervening natural features and the distance, the Site would not have any material impact upon this designation.

3.36 In respect of on-site archaeology, the Heritage DBA will be supported by a geophysical survey which will consider the potential for archaeology. The work undertaken has confirmed that there are no archaeological features within the Site that would be of such importance that would require preservation *in situ* and as such, any potential can be appropriately addressed through a suitably-worded planning condition for further field evaluation, if necessary.

Transport and Access

Public Rights of Way

3.37 According to Leicestershire County Council's definitive map there are five Public Rights of Way either on the Site itself or near the Site.

3.38 The first is Footpath R50, which crosses the north-eastern parcel between Phase 1 and Stamford Street before entering Phase 2 and connecting to Markfield Road. The second is Footpath R48, which is accessed from Stamford Street in the east before crossing the Site directly to connect to Burroughs Road in the south. The route then follows Burroughs's Road to the west before entering the plantation woodland to the north west and skirting the westernmost parcel of the Site before continuing onto the wider woodland to the north. The third is Footpath R55 which is entirely off-site but skirts the Site's eastern boundary along the existing recreation ground. The fourth is Footpath R44 which originates at Burroughs Road in the north before crossing the fields forming part of the subject Site and running to the south in a "zig zag" formation before adjoining off-site woodland and intersecting with the R42 Bridleway to the south.

3.39 It is reasonable to assume that the above public rights of way could be affected by the project, but there is no reason why the effects cannot be understood and accounted for through the process of landscape and visual assessment, alongside sensitive masterplanning and diversion, where necessary. As referenced above, the application will be supported by landscape and visual assessment work which will address, amongst other things, visibility from public rights of way.

3.40 Burroughs Road is a public highway which bisects the Site and a visual impact upon this route is likely. Whilst it does not host extensive through-traffic, it is a popular local walking route and accordingly the impacts of the Proposed Development and mitigation through the landscape strategy and masterplanning process will need to be considered. However, given the localised nature of the route and the likely population affected the environmental effects in this regard would not be likely significant in EIA terms.

Off-Site Transport Impact

3.41 The application will be supported by a Transport Assessment and Travel Plan. The Transport Assessment will consider the impacts of the Proposed Development upon off-site junctions cumulative with other development and other sources of traffic growth using the Local Highway Authority's modelling data. A conclusion will be reached in respect of whether the impact requires mitigation and such mitigation will then be secured via planning condition and/or legal agreement. The application will also be supported by a Travel Plan which will consider sustainable transport measures and options for reducing car dependency. There is no reason why transport matters and mitigation cannot be considered appropriately through the TA process.

Land Use

3.42 There are existing residential areas and community facilities around the location which could be affected by the project. These comprise the consolidated areas of residential development to the east and those committed development sites to the north. In addition, local community facilities that could be effected include the local medical centre, primary school, existing recreation ground and village hall.

3.43 The Proposed Development would mitigate its own impact on health and education facilities through planning obligations. In addition to this, it would also provide a 1FE primary school which would create further capacity in the area and a community hub, which would provide a much-needed facility and significantly improve upon the facilities provided from the existing village hall.

3.44 Surrounding residential development, both established and committed, and off-site commercial uses can be considered through sensitive masterplanning but there are no fundamental land use conflicts arising from either the development of the Site itself or in respect of adjacent land that would lead to an environmental impact that it is likely to be significant.

3.45 The Site comprises an existing recreation ground which is owned by the applicant and leased and maintained by the Parish Council. Options are being considered as to whether this can be re-located within the Site but either way there will be no net loss of provision for community recreation.

Extreme Events

3.46 The location is not susceptible to earthquakes, subsidence, landslides, erosion or any other extreme/adverse climactic conditions.

Cumulative and Transboundary Effects

3.47 The Regulations require the consideration of the likely effects in accumulation with other existing and/or approved projects. At the screening stage the cumulative effects are considered for known projects where information is available in the public domain. The assessment has therefore considered existing projects in the area and all reasonably foreseeable projects, including those under construction, benefiting from planning permission or those which are the subject of a submitted planning application. The following projects are of note in this context:

Reference	Site Address	Description of Development	Planning Status
21/01295/OUT	Land at Desford Lane, Ratby	Outline planning application for the erection of up to 225 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point.	Consented in outline but not yet implemented
22/00648/OUT	Land South of Markfield Road, Ratby	Outline planning application for residential development of up to 75 dwellings alongside associated site infrastructure and open space. All matters reserved except for access. Land South of Markfield Road, Ratby	Consented in outline but not yet implemented
20/00462/FUL	Land South of Markfield Road, Ratby	Proposed residential development for 90 dwelling units, new access off Markfield Road, locally equipped children's play area, cycle way, footpaths and SUDS measures.	Detailed planning permission and under construction

3.48 In respect of potential cumulative effects with other development, the Planning Practice Guidance advises that *“each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development.”*

3.49 The cumulative developments described above are subject to their own technical evidence base and mitigation measures which have led to their grant of planning permission. It is unlikely given the given magnitude and spatial extent of these other sites in accumulation with the subject Site that they would give rise to likely significant effects as part of their construction or operation phase.

3.50 In respect of traffic generation, cumulative impacts on the road network will be accounted for in the submitted Transport Assessment and mitigation can be secured as necessary via planning obligations or conditions.

3.51 The Proposed Development would not lead to any transboundary effects.

4. CONCLUSION

4.1 The Proposed Development falls under Schedule 2, 10(b) Urban Development Projects of the Regulations. The Proposed Development would exceed the threshold for which screening is required.

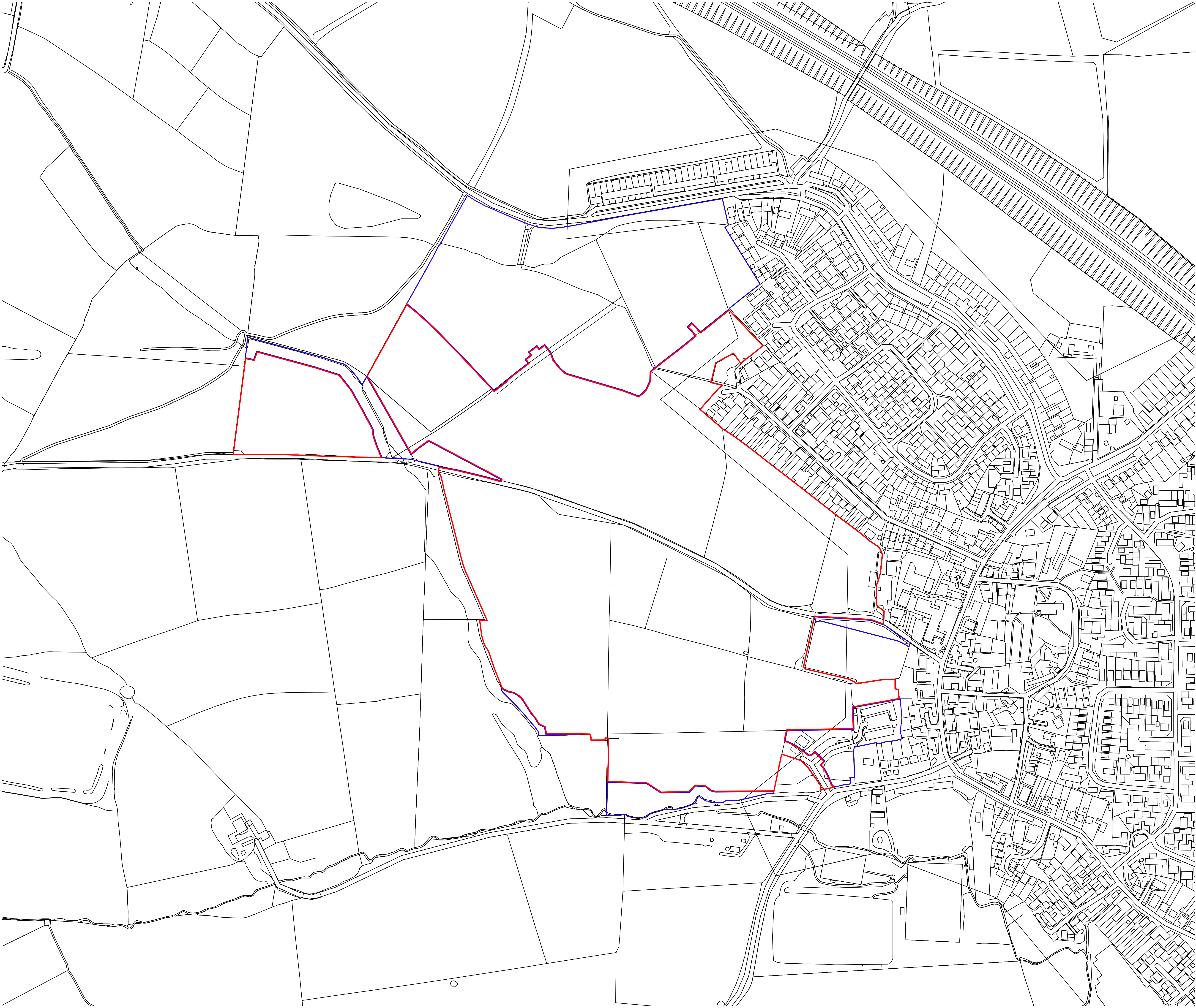
4.2 Following consideration of the Proposed Development against the criteria set out in Schedule 3 of the Regulations, we conclude that the Proposed Development is not likely to cause potentially significant environmental effects. Those effects that would arise are not considered to be significant in EIA terms and can be appropriately considered and, where necessary, mitigated through the technical inputs submitted as part of the planning application.

4.3 The scope of support documents to accompany the planning application are still being considered but are likely to include the following:

- Application forms and ownership certificates
- Site Location Plan
- Illustrative Masterplan
- Development Framework Plan
- Access Plans
- Aboricultural Impact Assessment
- Design and Access Statement
- Transport Assessment
- Travel Plan
- Landscape Visual Assessment
- Flood Risk Assessment and Drainage Strategy
- Ecological Assessment and Biodiversity Enhancement Details
- Phase 1 Site Investigation

- Agricultural Land Quality Assessment
- Planning Statement

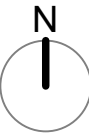
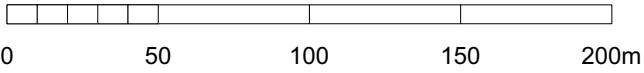
Appendix 1: Site Location Plan



NOTES

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Ordnance Survey base mapping - supplied by client.



KEY

Site Boundary32.7 ha

Land under applicants control

NOTES:

- This drawing is based on OS mapping supplied by the client, land ownership boundaries downloaded from:
<https://use-land-property-data.service.gov.uk/datasets/inspire/download#download> and the latest topographical data supplied by the client - 43724_T_REV4

- Blue line will vary as Phase 1 & 2 are constructed

P02	02/08/2024	Amendments to boundaries	SJL	BC
rev	date	description	dm	chk



masterplanning

environmental assessment

landscape design

urban design

ecology

architecture

arboriculture

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Lagan Homes Ltd

project
Land West of Ratby, Leicestershire

drawing title
Site Location Plan
(with wider land ownership boundary)

scale	dm	chk	date created
1:2500 @ A1	SJL	BC	02 August 2024
project number	status	issue	
10783	S3	P02	

document number
10783-FPCR-XX-XX-DR-L-0015