

HINCKLEY & BOSWORTH BOROUGH COUNCIL

EIA Analysis and Screening Proforma



1 CASE DETAILS
Applicant Case Reference
N/A.
Local Planning Authority (LPA) Case Reference
26/00181/EAS
Secretary of State (SoS) Case Reference
N/A.
Site Address
Land Adj Northwood Farm Wood Lane Higham on the Hill
Brief Description of Development
Proposed Development of up to 130 residential dwellings and provision of land for a new community use/facility with associated infrastructure, open space and access
Area of Development/ Works/ New Floorspace (As Appropriate)
The site is approximately 5.75ha in size. The proposal includes the provision of up to 130 residential dwellings, predominantly 2-storeys in height up to a maximum of 2.5 storeys. In addition land for a new community use/facility is proposed, alongside open space and associated infrastructure.

2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) DETAILS
Is the proposal Schedule 1 Development as Described in Schedule 1 of the EIA Regulations?
Yes
No X
If Yes, Under which Description of Development? (i.e., No.'s 1 - 21?)
Is the proposal Schedule 2 Development under the EIA Regulations?
Yes X
No
If Yes, Under which Description of Development in Column 1? (i.e., No.'s 1 - 13?)
10(b)

Is the proposal within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
Yes	
No	X
If Yes, which area?	
Are the applicable thresholds/ criteria in Column 2 exceeded/ met?	
Yes	X
No	
If Yes, Which Applicable Threshold/ Criteria?	
The area of the development exceeds 5 hectares ((b)(iii)).	

3 LPA/ SOS SCREENING	
Has the LPA or SoS Issued a Screening Opinion (SO) or a Screening Direction (SD)?	
Yes	
No	X
If Yes, Is a Copy of the SO/ SD on File?	
Yes	
No	
If Yes, is the SO/ SD Positive?	
Yes	
No	

4 ENVIRONMENTAL STATEMENT	
Has the Applicant supplied an ES for the current or previous (if reserved matters or conditions) Application?	
Yes	
No	X

SCREENING			
	Screening Criteria Questions to be Considered	Response – Yes/No and explanation of reasons	Is a Significant Effect Likely? Yes/No and explanation of reasons (if response in middle column is no then this column is not applicable)
5 NATURAL RESOURCES			
5.1	Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes Some changes to the ground levels of the site are anticipated to provide the residential development.	No The existing ground levels on site are relatively level and therefore ground works are anticipated to be limited. The submission states that the Proposed Development is designed to work around the topography 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 Use of land and natural resources during construction to provide/construct the buildings and associated infrastructure.	No It is anticipated that the development would use natural resources such as land, water, materials, and energy within its construction, but this is typical of any such development on a green field site and is not significant in the context of EIA development.
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.	Yes	No Considering the Site's location immediately adjacent to existing residential development it is

	forestry, agriculture, water/coastal, fisheries, minerals?	The site located within a Minerals Safeguarding Area for Sand and Gravel. The proposal would also result in the loss of agricultural land.	unlikely to be suitable for minerals extraction work. Furthermore, considering the extent of the Sand/Gravel Minerals Safeguarding Area it is unlikely that the development would have a significant impact on this resource. The Land is predicted to be Grade 3 agricultural land similar to that surrounding it, 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 applicant's submission refers to woodland that borders the Site to the north comprises deciduous woodland which is identified as a priority habitat. This is a ecological designation and it is unlikely that the woodland would be utilised for its natural resources. Furthermore, the Proposed Development will include suitable buffers which ensure development is situated outside of the root protection area of the adjacent woodland.
6 WASTE			
6.1	Will the project produce solid wastes during construction or operation or decommissioning?	Yes The proposal will generate typical construction waste. Once operational	No Construction waste will be typical of a residential development and could be appropriately managed in accordance with a

		the development would generate household waste.	Construction Environmental Management Plan (CEMP) should a planning application be forthcoming. The type of waste generated from this greenfield site will not be significantly harmful. Waste from occupiers will be produced during occupation of the Proposed Development. This will be managed in line with accepted waste management practices and would be typical household waste not meeting the bar of significant.
7 POLLUTION AND NUISANCES			
7.1	Will the project release pollutants or any hazardous, toxic, or noxious substances to the air?	Yes During the construction phase, standard construction activity will release emissions and dust. During operation, there will be a local increase in traffic movements and resultant vehicle emissions compared to baseline conditions.	No Potential effects during the construction phase could be managed and controlled through a CEMP and Construction Travel Plan (CTP) alongside best practice measures. Sustainable travel modes could be promoted within the Proposed Development through a Travel Plan. Considering the type and scale of development the pollutants would not be significant.

7.2	Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes Noise and possible vibration is likely during the construction phase. During operation, noise and light levels may increase through the introduction of residential development and community facility.	No Construction impacts will be temporary and restricted to day time hours via commitments which could be secured in a CEMP. The effects of any construction noise and vibration would be minimised by compliance with relevant environmental protection legislation and through accordance with best practice and the CEMP. During operation, sustainable travel modes can be promoted within the Proposed Development through a Travel Plan, to aim to reduce the use of private cars on the Site. Lighting assessments can be undertaken to establish appropriate lighting and adequately mitigate such harm. Should external plant equipment be required, similarly, this can managed through conditions. Overall, considering the scale, siting and type of development the impacts are not judged to be significant.
7.3	Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground	Yes	No

	or into surface waters, groundwater, coastal waters, or the sea?	The Site is in agricultural use, and there is considered to be potential for the presence of contamination that could be mobilised as a result of the Proposed Development. Construction activities could result in release of contaminants to ground and water resources, for example from accidental spillages during of fuel/oil associated with mechanical plant. The Government's Flood Map for planning identifies the Site as containing a small pond, likely associated with a small drainage ditch which serves to delineate two of the fields that comprise the Site. There are no watercourses within the immediate vicinity of the Site, with the River Anker and Ashby De La Zouch Canal located some 2.3km to the west and 1.8km to the east respectively. The entirety of the Site falls within EA Flood Zone 1, an area at the lowest risk of flooding. A very small area of	Construction impacts can be managed and mitigated through a CEMP setting out Site-specific measures for each construction activity. This could include drainage management/maintenance during construction. Risks to ground/water resources during operation would be mitigated through a Surface Water Drainage Strategy during construction and occupation of the development.
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		the Site, comprising a drainage ditch between fields, is identified at risk of surface water flooding associated with a 1 in 30-year event. During the occupation of the development, there is however limited potential for contamination.	
7.4	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, which could be affected by the project?	No There are no such areas.	N/A.
8 POPULATION AND HUMAN HEALTH			
8.1	Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No Such risks are very low given the nature of the development and its location.	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,	Yes A development of this scale would be expected to result in some risks to	No As above the risk from dust during construction could be mitigated through a CEMP.

	due to water contamination or air pollution)	health during the construction phase through dust and vehicle emissions. The Site's close association with the former RAF Lindley, which was used during the Second World War, is likely to increase the Unexploded Ordnance (UXO) risk associated with the Site. The Site's historic use is otherwise unlikely to lead to a contamination risk to future users of the Proposed Development.	A Travel Plan could be implemented which would aim to reduce car travel to the site. The UXO risk can be fully assessed and mitigated via a UXO Assessment which can be provided as part of any forthcoming planning application. Overall the risk is not considered to be significant.
9 WATER RESOURCES			
9.1	Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes The Site is entirely within Flood Zone 1, meaning it has less than 0.1% annual probability of flooding from fluvial or tidal sources. According to the EA map for Surface Water Flooding the majority of the site is at low risk of surface water flooding with some small areas of the site at medium and high risk. These are predominately around existing	No The LLFA and HBBC drainage teams have provided consultee comments. Surface water runoff from the Proposed Development will need to be controlled appropriately and infiltrate into the ground or discharge to the local watercourse at the equivalent greenfield QBAR rate.

		waterbodies (ordinary watercourses, ponds etc.) that run through the site. Dependent on the drainage strategy the ditch could be affected by the Proposed Development.	It is judged that the impacts would not be significant and could be controlled through the planning process.
10 BIODIVERSITY (SPECIES AND HABITATS)			
10.1	Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes The site contains no ecological designations, however, there are hedgerows and trees on site and woodland that borders the site which is identified as a priority habitat. The nearest feature of the National Site Network comprises Ensor's Pool SAC which is located approximately 5.33km to the southwest. Nationally designated ecological sites within 5km of the Site comprises: • Kendall's Meadow SSSI - c. 3.1km northeast of the Site • Boon's Quarry SSSI - c. 4km west of the Site • Woodland's Quarry SSSI - c. 4.61km west of the Site. • Illing's Trenches SSSI - c. 4.7km east of the Site	No The application is not on or close to designated sites of national or international importance and does not have any known national BAP habitats present. Protected species or habitats of local importance on or immediately adjacent to the site, can be dealt with and protected via ecological appraisals, surveys and mitigation in the usual way for an application. The scheme will implement measures to protect the designated ecological sites during the construction phase through the implementation of physical protection to be detailed within an Ecological Construction Method Statement (ECMS) or an equivalent document. The ECMS will define Ecological Protection Zones (EPZs), in which construction activities will be excluded

			or carefully controlled in order to avoid or minimise harm to designated ecological sites. Additionally, the scheme will include a Construction Environmental Management Plan (CEMP) which will detail measures to control the release of dust and other pollutants during construction.
10.2	Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes The consultation response from LCC Ecology identifies records of Great Crested Newts and badger records near the site. In addition, bats may be present within trees and buildings on site.	No Protected species or habitats of local importance on or immediately adjacent to the site, can be dealt with and protected via ecological appraisals, surveys and mitigation in the usual way for an application and the impacts are not considered to be significant.
11 LANDSCAPE AND VISUAL			
11.1	Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which	No There are no landscape designations on or adjacent to the site	NA

	could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).		
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 most noticeable visual effects will be experienced by users of the nearby roads including Wood Lane, Nuneaton Lane and the A5 and to a lesser extent from nearby residential developments. The Proposed Development will elongate the built form of the settlement of Higham-on-the-Hill.	No An LVIA will be submitted and subject to sufficient mitigation the impacts may be significant at local level, however, not significant in the context of EIA development.
12 CUTURAL HERITAGE / ARCHAEOLOGY			
12.1	Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views	Yes. <u>Archaeology</u> There is potential for impacts upon buried archaeology. The Leicestershire and Rutland Historic Environment Record (HER) notes that the application area lies	No It is considered that through the master planning process and owing to the intervening built form, the development is unlikely to have significant impacts on designated heritage assets such as the Conservation Area.

	to, from and within)? Where designated indicate level of designation (international, national, regional or local).	close to known heritage assets dating from the prehistoric and Roman periods. The proposed development area has not previously been subject to any archaeological investigation (other than as part of a wider 2010 DBA that now requires updating). The archaeological potential of this site is therefore unknown, and it is the view of LCC's archaeology department that further evaluation of the site is needed. <u>Heritage</u> There are no designated heritage assets in the Site. The nearest designated heritage assets comprise: • Grade II* Listed 'The Church of St Peter' c. 1km east of the Site • Grade II Listed '60 Main Street' c. 620m east of the Site • Grade II Listed 'Methodist Church' c. 650m east of the Site • Grade II Listed '68 Main Street' c. 655m east of the Site • Grade II Listed 'Elms Farmhouse' c. 675m east of the Site	LCC Archaeology have provided consultee comments, and they consider that further evaluation is required to establish the baseline archaeological information. Whilst this would be welcomed, is it considered that such investigation can occur prior to a planning application. The submitted information to date does not suggest impacts on archaeology to such a degree of significance that an EIA is required. HBBC's Conservation Officer has confirmed that the proposed development will have no direct impact on heritage assets and effects (via setting) on the closest designated and non-designated heritage assets will be limited as a result of distance and existing intervening features. As such, effects are not considered likely to be significant in EIA terms.
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		Higham-on-the-Hill Conservation Area is located approximately 310m east of the Site. The Site is located immediately south of the runway which historically formed RAF Lindley, which saw use during the second world war.	
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?	There are no public footpaths on the site or in the immediate vicinity, however, the Screening Report correctly identifies that Wood Lane, which runs adjacent to the southern boundary of the Site, provides access to recreational, educational and social facilities located within Higham-on-the-Hill.	No There may be temporary impacts during construction, however, this would be temporary and could be mitigated through use of planning conditions requiring protection measures. The overall scale and nature of the Proposed Development is not considered likely to result in significant effects on members of the public using routes for public access to recreation or other facilities.
13.2	Are there any transport routes on or around the location which are susceptible to congestion, or which cause environmental problems, which could be affected by the project?	Yes The Proposed Development would likely result in increased traffic along Wood Lane alongside additional	No During the construction phase, a higher number of HGVs will be required to access the Site and use the surrounding road network to remove and import materials. This may exceed the

		movements at the Wood Lane/A5 junction and along the A5 itself.	current baseline but would be temporary in nature. Vehicle movements can be controlled through a routing agreement with restrictions imposed over timings as appropriate which could be encompassed within a CEMP. The Proposed Development is expected to generate additional vehicle trips and the impact of this on the local and strategic highway network is not yet fully understood. The consultee comments provided by LCC and National Highways for this Screening Request and an associate pre-application advice request set out the necessary requirements for a future planning application which includes a full Transport Assessment and Travel Plan. It is considered that some impact is likely on the local/strategic highway network, however, full modelling and subsequent mitigation could reduce this to an acceptable degree. Therefore an EIA is not required on this basis.
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	Yes	No Construction impacts could be mitigated through a CEMP.

	populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	The site's existing agricultural use would cease as a result of the development. There are some residential properties to the east and west of the site alongside equestrian uses to the east. MIRA Technological Park is located to the north. These receptors could be impacted through construction and operational stages of the development.	The operation of the development is not expected to result in any adverse impact on adjacent land uses. However, a noise impact assessment will be required to understand the impacts of MIRA Technological Park. The proposal may deliver enhanced community facilities through the on-site community offer and off-site financial mitigation dependent on full assessment at planning application stage. The impacts are not judged to be of a scale which is significant in EIA terms.
14.2	Are there any plans for future land uses on or around the location which could be affected by the project?	No	N/A.
15 LAND STABILITY AND CLIMATE			
15.1	Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No The site location is not susceptible to any of the items or issues listed.	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 or operation phase	Yes There are a number of commitments and applications for residential development in the surrounding area. The submitted Screening Report contains an assessment and identifies 16 potential sites within 5km of the Site. This assessment is considered to be acceptable.	No The cumulative impacts and sites identified have been reviewed and assessed. The LPA agree with the findings of the Screening Report and based on the evidence available at this time significant adverse effects (in the context of EIA development) are not likely to result when taken in combination with the Proposed Development.
17 TRANSBOUNDARY EFFECTS			
17.1	Is the project likely to lead to transboundary effects?	No Owing to the nature, scale and location of the development transboundary impacts are unlikely. For the purpose of EIA “transboundary” refers to the potential for environmental impacts to extend beyond the country where the project is located.	N/A.

18 CONCLUSIONS

Likely environmental effects are not expected to be significant to the extent that an Environmental Statement is required.

19 SCREENING DECISION

If a Screening Opinion / Screening Direction has been provided, do you agree with it?

Yes

No

N/A X

Is it Necessary to Issue a Screening Direction?

Yes

No X

Is an Environmental Statement Required?

Yes

No X

20 ASSESSMENT**Action / Outcome**

Development IS likely to have significant effects on the environment

ES required

N/A.

Development IS NOT likely to Have Significant Effects on the Environment

ES not required

It has been found that Proposed Development would not have significant effects on the environment that require the submission of further information at this stage or the submission of an Environmental Statement, for the reasons set out above.

More information is required to inform direction

Request further info

N/A.

21 REASON(S) FOR SCREENING

A formal request for a Screening Opinion has been submitted

Name: Emma Baumber

Date: 14 May 2026