

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Emma Baumber
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Our Ref: 23/01088/EAS
Date: 7th December 2023



Hinckley & Bosworth Borough Council

Jessica Graham
Savills
55 Colmore Row
Birmingham
B3 2AA

Dear Jessica,

Request for Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Application: EIA Screening Request for proposed residential development of up to 340 dwellings, new vehicular access off Barlestone Road, land safeguarded for a cemetery and associated infrastructure

Location:- Land North of Barlestone Road, Newbold Verdon, Leicestershire

The proposed development falls within the description contained in paragraph 10(b) of Schedule 2 of the 2017 Regulations, Infrastructure projects: urban development projects. The applicable thresholds and criteria state:- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or the development includes more than 150 dwellings; or the overall area of the development exceeds 5 hectares. The proposal is for more than 150 dwellings and the site area exceeds 5 hectares. Specifically the proposal is for up to 340 with a site area of 16.2ha. Therefore, the development proposed is Schedule 2 development within the meaning of the 2017 EIA Regulations.

The Local Planning Authority (LPA) is of the view, having taken into account the criteria set out in Schedule 3 of the 2017 Regulations, PPG guidance and the information submitted with this screening request that the proposed development would not be likely to have such significant effects on the environment by virtue such as its nature, size or location alone, or in accumulation with other developments, and that an Environmental Impact Assessment would not be required in this instance.

If you have any queries on the above points, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in blue ink that reads "C. Brown".

Christopher Brown MRTPI
Planning Manager (Development Management)

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at buildingcontrol@hinckley-bosworth.gov.uk to arrange a quote.