

HINCKLEY & BOSWORTH BOROUGH COUNCIL*EIA Analysis and Screening Proforma*

Hinckley & Bosworth
Borough Council

1	Case Details	
A	Applicant Case Reference	
	N/A.	
B	Local Planning Authority (LPA) Case Reference	
	23/01088/EAS	
C	Secretary of State (SoS) Case Reference	
	N/A.	
D	Site Address	
	Land North Of Barlestone Road Newbold Verdon Leicestershire	
E	Brief Description of Development	
	Residential development for the erection of up to 340 dwellings, new vehicular access off Barlestone Road, land safeguarded for a cemetery and associated infrastructure	
F	Approval of Reserved Matters?	
	Yes	
	No	X
	Approval of Conditions?	
	Yes	
	No	X
	If Yes, Enter the Description of the Development of the Related Planning Permission	
	N/A.	
G	Area of Development/ Works/ New Floorspace (As Appropriate)	
	16.2ha.	

2	Environmental Impact Assessment (EIA) Details	
A	Schedule 1	
(i)	Is the Proposed Development Schedule 1 Development as Described in Schedule 1 of the EIA Regulations?	
	Yes	
	No	X
(ii)	If Yes, Under which Description of Development? (i.e., No.'s 1 - 21?)	
	N/A.	
B	Schedule 2	
(i)	Is the Proposed Development Schedule 2 Development as Described in Column 1 of the Schedule 2 of the EIA Regulations?	
	Yes	X
	No	
(ii)	If Yes, Under which Description of Development in Column 1? (i.e., No.'s 1 - 13?)	
	10(b)	
(iii)	Is the Development Within, Partly Within, or Near a 'Sensitive Area' as Defined by Regulation 2 of the EIA Regulations?	
	Yes	
	No	X
(iv)	If Yes, Which Area?	
	N/A.	
(v)	Are the Applicable Thresholds/ Criteria in Column 2 Exceeded/ Met?	
	Yes	X
	No	
(iv)	If Yes, Which Applicable Threshold/ Criteria?	
	The development includes more than 150 dwellings and the overall area of the development exceeds 5 hectares. (ii) and (iii)	

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

4	Environmental Statement (ES)	
A	Has the Applicant Supplied an ES for the Current or Previous (If Reserved Matters or Conditions) Application?	
	Yes	
	No	X
Name:	Emma Baumber	
Date:	07.12.2023	

	Screening		
A	Checklist		
	Questions to be Considered	Likely / Unlikely (Briefly Describe)	Is This Likely to Result in a Significant Effect? Yes/ No – Why?
1	Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Likely Some alterations to topography to create residential plots, roads, parking and landscaping.	No – Owing to the site being relatively flat any earthworks are likely to be minor to create the development.
2	Will construction or operation of the project use natural resources such as land, water, materials, or energy, especially any resources which are non-renewable or in short supply?	Likely Typical natural resources required for the manufacture/construction of the development. Water and energy will be required during construction and then occupation of the development.	No – The resources required for the development (both during construction and occupation) are common and not specific to this site (ie residential development is likely to occur elsewhere).
3	Will the project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Unlikely The development is a housing led proposal	No – It is unlikely that hazardous substances or materials would be utilised in the construction or operation of this development as a housing development.
4	Will the project produce solid wastes during construction or operation or decommissioning?	Likely- Construction waste and typical household waste on operation.	No – A site waste management plan and strategy can be secured alongside a construction environmental management plan (CEMP) via planning condition to mitigate any waste concerns. On occupation typical solid waste will be generated and disposed of in usual terms likely by Local Authority collection/disposal.
5	Will the project release pollutants or	Unlikely	No – A construction environmental management plan

	any hazardous, toxic, or noxious substances to the air?		can be secured via planning condition to mitigate any pollution concerns.
6	Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Likely- Construction operations will generate a temporary source of noise and vibration. During operation, background noise levels within the vicinity of the Site will likely increase due to the increase in activity in the area and the rise in vehicular movements to and from the Site. The proposed development will include external lighting typical of a residential development	No – A construction environmental management plan can be secured via planning condition to mitigate any pollution concerns. On occupation the noise/vibration etc will be typical of a housing development as found in the local area and is not of a scale to be significant.
7	Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters, or the sea?	Likely- The Site is in agricultural use, and there is considered to be limited potential for the presence of contamination that could be mobilised as a result of the Proposed Development. However construction activities could result in release of contaminants to ground, for example from accidental spillages during of fuel/oil associated with mechanical plant.	No – Contamination issues can be assessed and mitigated via the results of a Phase I Ground Investigation report as part of a planning application. Construction impacts can be managed through a CEMP.
8	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are	Unlikely- There are no known areas on or around the location which are subject to pollution or environmental damage.	No – The application site is not within or near a location that is already subject to pollution or environmental damage that are likely to be exacerbated by the development.

	exceeded, which could be affected by the project?		
9	Will there be any risk of major accidents during construction or operation of the project which could affect human health or the environment?	Unlikely- the site's location is not at significant risk from major disasters.	No – Health and safety procedures will be in place.
10	Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	Likely – The proposal will increase the village population and potentially demography.	No – The development is not of a scale that would lead to significant social change and development is required to meet the Council's 5 year housing land supply.
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Unlikely- The Site and its surroundings are not subject to any statutory or non-statutory landscape designations, and the Site and its immediate surroundings is not subject to any ecological or heritage designations. All LWSs are designated for hedgerow and the closest LWS is 310m SE away.	No – There are no areas adjacent to the development that are protected under international, national, or local legislation for their ecological, landscape, cultural or other value that is affected by this development. Nevertheless, any visual impacts can be addressed via a Landscape and Visual Impact Assessment as part of a planning application.
12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests, or woodlands, which could be affected by the project?	Unlikely	No – The application site is not near any wetlands, watercourses, waterbodies, the coastal zone, mountains, forests, or woodlands. Mitigation measures can be secured via planning condition if any protected, important, or ecological areas are likely to be affected by the project.
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or	Likely- Whilst the site is in agricultural use and therefore with limited ecological value, there are a number of hedgerows and trees on	No – Ecological surveys and mitigation measures will be required and can be secured via planning condition if any protected, important, or sensitive species are likely to be affected

	flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	the site which could be used by protected species.	by the project
14	Are there any inland, coastal, marine, or underground waters on or around the location which could be affected by the project?	Unlikely	No – The application site is not near any inland, coastal, marine, or underground waters.
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely- the Site and its surroundings are not subject to any statutory or non-statutory landscape designations. The Draft Newbold Verdon Neighbourhood Plan identifies an important view on the Site. Key views will be incorporated into the design of the proposal.	No – Any landscape/scenic impacts can be assessed via a Landscape and Visual Impact Assessment as part of a planning application and the proposal is likely to provide mitigation.
16	Is the project in a location where it is likely to be highly visible to many people?	Likely- The key visual receptors with close open views towards and across the Site are from: Barlestone Road (including the Medical Centre and Residential Properties) and along the existing Public Rights of Way across / adjacent to the Site.	No – Any visual impacts can be assessed via a Landscape and Visual Impact Assessment as part of a planning application and the proposal is likely to provide mitigation.
17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Likely- As above there are a number of rights of way on/near the site.	No – The PROW are likely to be retained but visual impacts will need to be assessed during the proposal.
18	Are there any transport routes on or around the location which are susceptible	Unlikely – There are no known congestion/environmental issues	No – Nevertheless, a highway assessment can be provided as part of a planning application to fully assess the impact of the

	to congestion, or which cause environmental problems, which could be affected by the project?		development.
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Unlikely- The Site and surroundings are not subject to any heritage designations. However the Site lies within an area of archaeological interest within the Leicestershire and Rutland Historic Environment Record.	No – As part of the application archaeology will need to be investigated and taken into account and depending on what is or is not present mitigation such as preservation in situ or recording or excavation will be undertaken if necessary and as such a significant effect is not likely.
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Likely – The development is on undeveloped land.	No – The site is not located in an area covered by any landscape designations. There will be a clear change in the character of the land but not to the extent that this would be significant.
21	Are there existing land uses on or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Likely- The Site is currently in agricultural use, so it would be taken out of use upon commencement of construction. The Site is also in close proximity to residential properties to the south as well as Newbold Verdon Medical Practice and the Equestrian Centre.	No – Potential effects on adjacent uses during the construction phase can be managed and controlled through a CEMP. The proposed residential use on site is considered to be appropriate to the adjacent uses subject to design.
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Likely- As above	No – As above
23	Are there any areas on, or around, the	Likely- As above (Newbold Medical	No – As above

	location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, which could be affected by the project?	Centre)	
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Likely- The Site is located within a Sand and Gravel Minerals safeguarding area (December 2015) and is currently in agricultural use.	No – A minerals assessment would be submitted with the application and an assessment will need to be made with regards to the potential extraction. Given the proximity to residential development it is unlikely that extraction will be appropriate. An agricultural land assessment can also be submitted.
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely- The sites location is not susceptible to such risks.	No – The application site is in Flood Zone 1. Nevertheless, due to the size of the site, a Flood Risk Assessment and Drainage Strategy should be prepared to support any planning application.
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely	No
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for	Unlikely- there are other developments within Newbold Verdon such as an application for 239 dwellings which is at appeal and concurrently has been re-submitted to HBBC.	No - the proposed development is not considered likely to result in any significant effects. Given the scale and nature of the proposed development and the limited number of committed developments in proximity of the site, significant cumulative

	cumulative impacts with other existing or planned activities in the locality?		effects are not considered likely.
6	Conclusions		
A	Schedule and Category of Development		
	Schedule 2, Category 10(b)(i)		
B	Summary of Features of Project and its Location		
	(i)	Characteristics of Development	
		Residential development for the erection of up to 340 dwellings, new vehicular access off Barlestone Road, land safeguarded for a cemetery and associated infrastructure.	
	(ii)	Location of Development	
		Land North Of Barlestone Road Newbold Verdon Leicestershire	
	(iii)	Characteristics of Potential Impact(s)	
		The development would be on undeveloped, agricultural land with some landscape and visual impacts likely. However, the site is adjacent to the built form of Newbold Verdon and experienced as such. It is considered that any potential impacts can be appropriately assessed via impact assessments within the submission of a planning application and mitigated via planning conditions such as a construction environmental management plan.	
C	If a SO/ SD Has Been Provided, Do You Agree with It?		
	Yes	X	
	No		
D	Is it Necessary to Issue a SO/ SD?		
	Yes	X	
	No		
E	Is an ES Required?		
	Yes		
	No	X	

7	Screening Decision (Indicate Below Which Assessment Applies)					
	Assessment		Action	'X'	Response Due From	Date Response Due
	Schedule 2 Development Threshold Exceeded/ Criterion Met/ Sensitive Area and is Likely to have Significant Effects on the Environment	ES Required	Issue Positive SO/ SD			
	Schedule 2 Development Not Likely to Have Significant Effects on the Environment	ES not Required	Issue Negative SO/ SD	X	HBBC	07.12.2023
	Schedule 2 Development but Effects Not Clear at this Stage (File to be Reviewed at a Later Stage)	N/A.	Review When Appropriate – New Information/ Case Progresses			
	Schedule 2 but not EIA Development – Negative Screening Opinion (SoS Agrees)	ES Not Required	No Action Required			
	Schedule 2 but not EIA Development – Positive Screening Opinion (SoS Disagrees)	ES Not Required	Issue Negative SO/ SD			
Name:	Emma Baumber					
Date:	07.12.2023					