

EIA Screening Opinion Request

Wood Lane, Higham-on-the-Hill

March 2026

PREPARED FOR



Document History

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1. Introduction

- 1.1.1 On behalf of Keepmoat Homes LTD (the 'Applicant'), Savills is writing to request a formal Environmental Impact Assessment ('EIA') screening opinion from Hinckley & Bosworth Borough Council (HBBC) for the development of up to 130 homes, provision of land for a community use/facility, open space and associated development ('the Project') at Land off Wood Lane, Higham-on-the-Hill, Nuneaton, CV13 6AG.
- 1.1.2 The description of development for the purpose of this EIA Screening Request is:
- "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"*
- 1.1.3 This request for a screening opinion is made under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). In accordance with Regulation 6(2) of the EIA Regulations, this report contains:
- A site plan;
 - A description of the development and demolition works required;
 - A description of the aspects of the environment likely to be significantly affected by the development; and
 - Where information is available, a description of any likely significant effects of the Proposed Developments on the environment.
- 1.1.4 Having completed an assessment of the proposals against the EIA Screening Criteria, the Proposed Development has proposed to have been screened out as EIA development. See Appendix 2 for the full EIA Screening Assessment.

Figure 1 Site Location Plan (see Appendix 1 for full size drawing)



2. The Site

2.1 Local Context

- 2.1.1 The Site is c.5.75ha in size. The Site is located to west of the village of Higham-on-the-Hill, located to the north of the larger towns of Nuneaton and Hinckley which falls under the administrative control of Hinckley and Bosworth Borough Council. The Site is located to the north of, and accessed from, Wood Lane that connects the Higham Main Street and Watling Street (A5). The A5 provides connectivity to the wider strategic highway network, with the M69 located approximately 7.5km to the north and the M42, providing connections to Birmingham, Coventry and the wider Midlands, located approximately 14km to the south.
- 2.1.2 Higham-on-the-Hill is accessible via public transport with the number 7 bus service running to the village from Nuneaton, connecting to the Nuneaton train station approximately 3.6km south, providing services including to Leicester, Birmingham New Street, Cambridge and Stanstead Airport.
- 2.1.3 The Site fronts Wood Lane and shares a north-western boundary with a disused railway. Beyond this lies the MIRA Technology Park, while the A5 Watling Street is situated to the south-west. The north-east boundary adjoins North Wood Stud Farm, and to the south-west there is a pair of semi-detached dwellings.

2.2 Site Description

- 2.2.1 The Site primarily comprises pasture land, partly used for grazing horses and sheep, and contains an existing single-storey building in the southwestern corner, which resembles a Nissen hut (outside of the red line but within the blue line). There are also several field accesses into the Site from Wood Lane.
- 2.2.2 The Site's topography is generally flat sitting at an average of c.102m above Ordnance Datum (AOD). There are no watercourses that run through the Site. The Site lies entirely within Flood Zone 1. A small area of surface water flooding is identified within the centre of the Site, likely associated with a preexisting drainage ditch.

Figure 2 Annual Probability of Surface Water Flooding (1 in 30, 1 in 100 and 1 in 1000 year events) (with approximate red line)

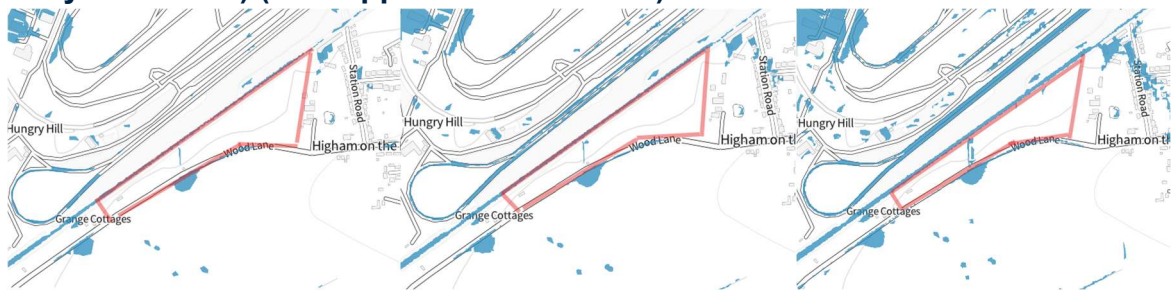
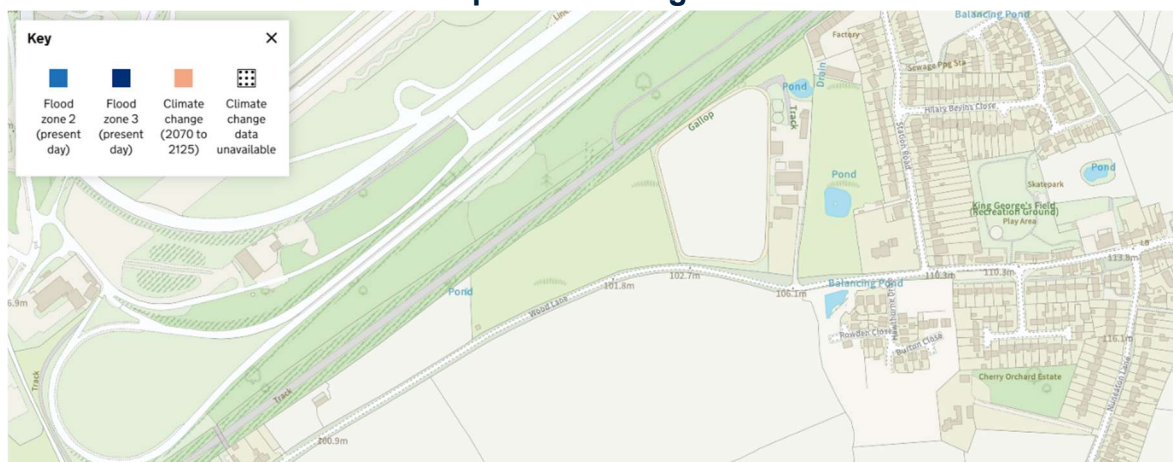


Figure 3 UK Government Flood Map for Planning



2.2.3 There are no formal heritage designations within the Site. The Battle of Bosworth was fought approximately 1.5km north of the Site which is protected as a registered battlefield. The nearest listed buildings to the Site are located in the village of Higham-on-the-Hill, including:

- 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

2.2.4 The remains of a chapel in Linley Park are located approximately 825m to the north-west of the Site and comprise a Scheduled Monument.

2.2.5 This Site has no ecological designations, however it is notable that the woodland that borders the Site to the north comprises deciduous woodland which is identified as a priority habitat.

2.2.6 The nearest feature of the National Site Network comprises Ensor's Pool SAC which is located approximately 5.33km to the southwest.

2.2.7 Nationally designated ecological sites within 5km of the Site comprises:

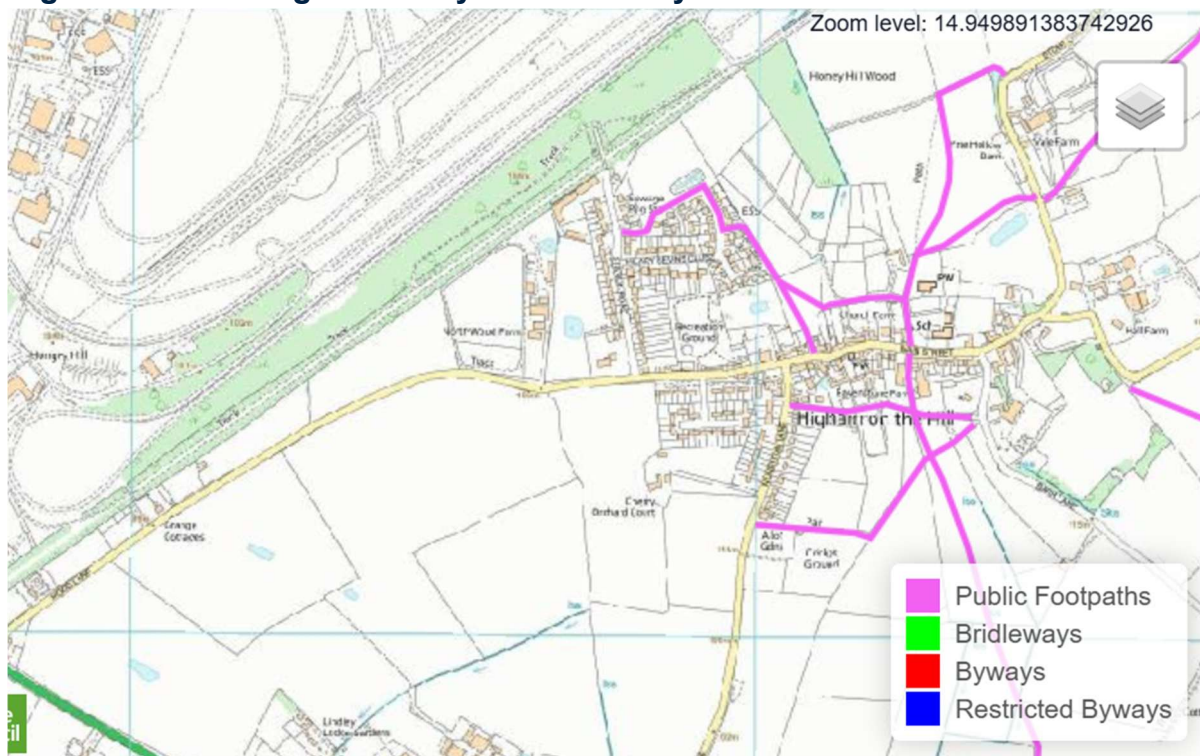
- Kendall's Meadow SSSI - c. 3.1km northeast of the Site
- Boon's Quarry SSSI - c. 4km west of the Site
- Woodland's Quarry SSSI - c. 4.61km west of the Site.
- Illing's Trenches SSSI - c. 4.7km east of the Site

2.2.8 The Site is not covered by an Air Quality Management Area (AQMA).

2.2.9 There are no Public Rights of Way (PRoW) on the Site. A review of the definitive map reveals the following PRoW and open access land within the vicinity of the Site (see Figure 4):

- Footpath T49f/1 is located c. 340m from the Site
- Footpath T50/3 is located c. 500m from the Site

Figure 4 Public Rights of Way in the Vicinity of the Site



Source: Leicestershire County Council Definitive Public Right of Way Map

3. The Development Proposed

3.1 The Proposals

- 3.1.1 Keepmoat Homes is proposing to develop the Site to provide up to 130 residential dwellings, provision of land for a new community use/facility, along with open space and associated infrastructure. Although design work is in its early stages, vehicular access is likely to be served from Wood Lane (to the south). The dwellings would be predominantly 2-storeys high, up to a maximum of 2.5 storeys.
- 3.1.2 Further consideration will be given to the provision of additional points of access for pedestrians and cyclists.
- 3.1.3 The Proposed Development will sit within a green infrastructure framework with areas of public open space. The emerging design proposals also contain an area of land reserved for a potential community use/facility.
- 3.1.4 An application for the Proposed Development is currently being prepared and therefore, design work is at an early stage. The screening assessment has been principally based upon the maximum quantum of development set out above.

3.2 Site Clearance and Construction

- 3.2.1 The clearance of the Site (i.e. of the associated equestrian paraphernalia) is anticipated to take approximately one month and the construction stage is expected to last for approximately 3-4 years.

4. EIA Screening

4.1 Introduction

4.1.1 In determining whether the Proposed Development constitutes EIA development, consideration should be given to the following:

- If the Proposed Development is of a type listed in Schedule 1 of the EIA Regulations;
- If not, whether it is listed in Schedule 2 of the EIA Regulations;
- Is it located within or partly within a sensitive area;
- Does it meet or exceed any of the relevant thresholds and criteria set out in Schedule 2 of the EIA Regulations and/or
- Is it likely to lead to significant effects on the environment?

4.1.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance ('PPG').

4.2 Schedule 1 Projects

4.2.1 The Proposed Development is not of a type listed in Schedule 1.

4.3 Schedule 2 Projects

4.3.1 Schedule 2 identifies development types where, if 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, EIA is required. We consider that the Proposed Development falls within Part 10 (b) of Schedule 2:

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

4.3.2 The Site is not within a Sensitive Area. Sensitive areas are defined in the EIA Regulations (2(1)) as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

4.3.3 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.

4.3.4 The proposal is, therefore, Schedule 2 development for which screening the need for EIA should be conducted. 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.

- 4.3.5 The PPG sets out further guidance and indicative thresholds against which Schedule 2 developments should be considered and provides that EIA is unlikely to be required for urban development projects unless the new development is on a significantly greater scale than the previous use, the types of impact are of a markedly different nature or there is a high level of contamination. 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.
- 4.3.6 This screening assessment has been prepared to indicate whether the Proposed Development would be likely to result in significant environmental effects. In order to achieve this, Schedule 3 of the EIA Regulations and the PPG need to be taken into account. Information on these is set out below.
- 4.3.7 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

4.4 Schedule 3 Criteria

- 4.4.1 Regulation 5 of the EIA Regulations states that when determining whether a Schedule 2 is EIA development, the relevant local planning authority 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; and*
 - (c) such of the selection criteria set out in Schedule 3 of the EIA Regulations as are relevant to the development. The three broad selection criteria included at Schedule 3 that should be considered are: 1. Characteristics of the development; 2. Location of the development; 3. Types and characteristics of the potential impact.*
- 4.4.2 We have considered the Proposed Development against these below, having regard to the characteristics of the potential impacts.
- 4.4.3 Characteristics:
- The size of the development;
 - The cumulation with other existing and/or approved development;
 - The use of natural resources;
 - The production of waste;
 - Pollution and nuisances;
 - The risk of major accidents;
 - Risks to human health.

4.4.4 Location:

- The existing land use;
- The relative abundance, quality and regenerative capacity of natural resources in the area;
- The absorption capacity of the natural environment.

4.4.5 Potential Impact:

- The extent of the impact (geographical area and size of the affected population);
- The nature of the impact
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of reducing the impact.

4.5 Consideration of Cumulative Effects

4.5.1 PPG (Environmental Impact Assessment: Paragraph: 024 ref: 4-024-20170728) states:

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. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.

4.5.2 In addition the PPG (Paragraph: 025 Reference ID: 4-025-20170728) states:

An application should not be considered in isolation if, in reality, it is an integral part of a more substantial development (Judgment in the case of R v Swale BC ex parte RSPB [1991] 1PLR 6). In such cases, the need for Environmental Impact Assessment must be considered in the context of the whole development. In other cases, it is appropriate to establish whether each of the Proposed Developments could proceed independently (R (Candlish) v Hastings Borough Council [2005] All ER (D) 178 (Jul); Baker v Bath & North East Somerset Council [2009] All ER (D) 169 (Jul)).

4.5.3 The following Environmental Impact Assessment screening checklist is to aid the Council and ensure that the relevant issues are considered and to provide a clear audit trail, as suggested by the PPG.

5. Consideration of the Proposed Development

Application Thresholds	
i. Does the Proposed development fall within Schedule 1 (Y/N)?	No
ii. If yes, what is the applicable description?	N/A
iii. Does the Proposed development fall within Schedule 2 (Y/N)?	Yes
iv. If yes, what is the applicable description?	10(b) Urban Development Project
v. Is any part of the Proposed development to be carried out in a defined Sensitive Area (see Regulation 2(1))	No
vi. What is the applicable threshold/criteria in Schedule 2?	The overall area of the development exceeds 5 hectares.
vii. Does the Proposed development meet/exceed the applicable threshold (Y/N)?	Yes - 5.75ha
If yes to (iii) and then (v) or (vii) the Proposed Development will require EIA if it is likely to have significant effects on the environment.	

5.1 Possible Effects on the Environment

5.1.1 The following information has been prepared with reference to the selection criteria for screening Schedule 2 development, provided in Schedule 3 of the EIA Regulations:

1. Characteristics of development (a) – (g)
2. Location of development (a) – (c)
3. Characteristics of the potential impact (a) – (h)

5.1.2 Features of the Proposed Development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment have been identified as per the PPG guidance at Paragraph 023 of the Environmental Impact Assessment chapter (ID 4-023-20170728).

5.1.3 **In the absence of inherent and additional mitigation** and in advance of any judgments of the significance of individual effects, the possible environmental effects of the proposals are considered to be:

- Air quality – from emissions and dust generated during the construction phase and emissions resulting from the operation of the Proposed Development.
- Noise and vibration – from the construction and operational phases of the Proposed Development.

- Townscape, landscape and visual effects – views of the development from the road network, public open space, public rights of way, residential properties.
- Social and environmental effects – including the creation of new employment during construction and introduction of additional residential receptors into the Site.
- Transport – the traffic movements associated with the Proposed Development on the local road network as a result of the construction and operational phases.
- Arboriculture – the effect on existing trees/hedgerows on and around the Site.
- Biodiversity and ecology – the effects on existing biodiversity and ecology from the development of the Site.
- Heritage and Archaeology – the effects of the Proposed Development on above ground and subterranean heritage assets and archaeological deposits.
- Climate change – the effects on climate through greenhouse gas emissions during the construction and operation phases.

5.1.4 Having completed an assessment of the proposals against the EIA Screening Criteria, the Proposed Development has proposed to have been screened out as EIA development. See Appendix 2 for the full EIA Screening Assessment.

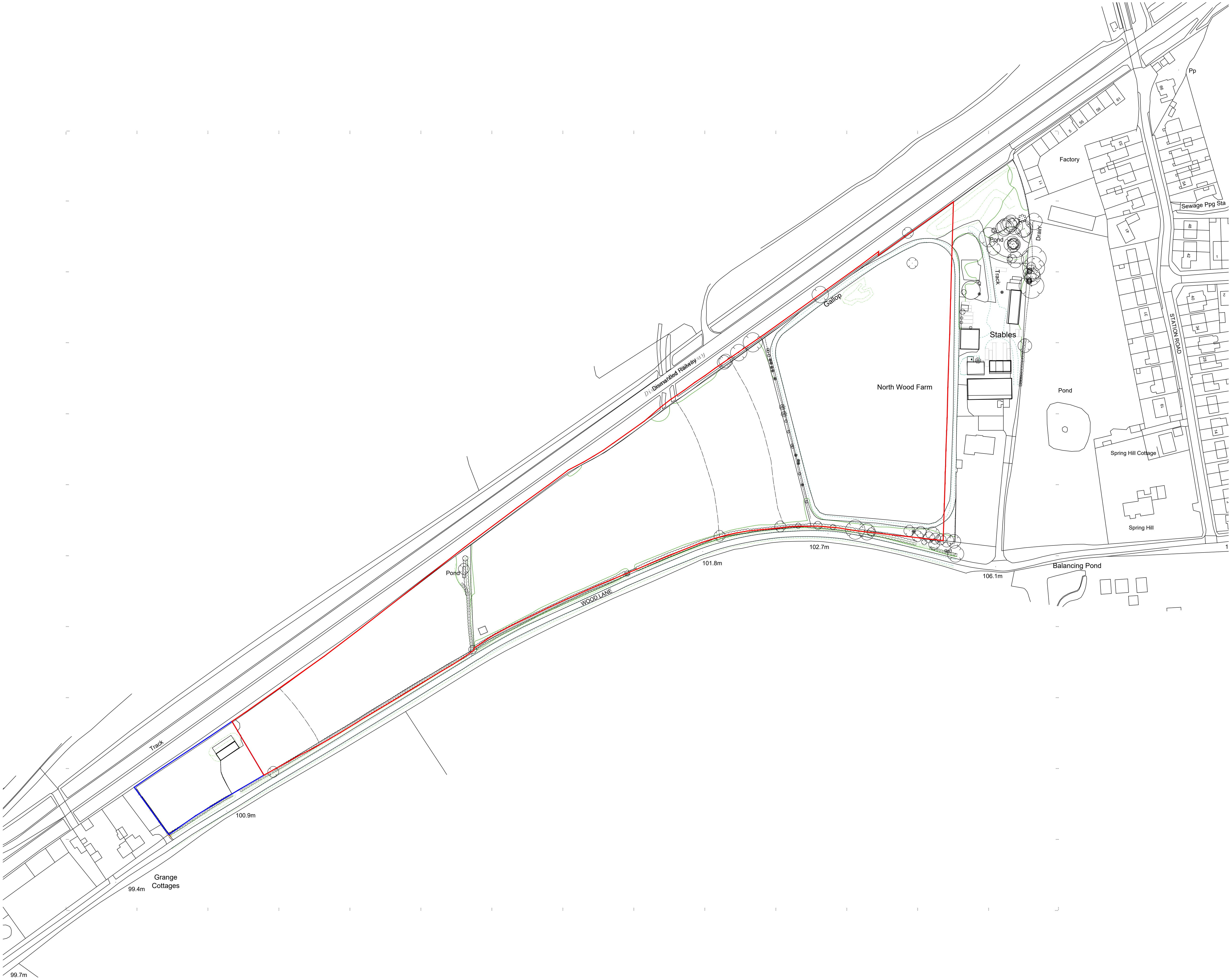
6. Conclusion

- 6.1.1 The Proposed Development does not qualify as a Schedule 1 development. However, it does fall within the description of 'Infrastructure Projects 10(b) Urban Development Projects' within the first column of Schedule 2 of the Regulations and exceeds the applicable threshold criteria set out in Schedule 2 of the EIA Regulations and therefore requires screening in order to determine whether significant environmental effects might be associated with its development, such that it is considered to be EIA development.
- 6.1.2 To determine if the Proposed Development is EIA development, it is necessary for the LPA to consider whether it is likely to result in significant effects on the environment, considering the selection criteria in the third schedule of the regulations.
- 6.1.3 Our assessment concludes that the characteristics and location of the development are unlikely to give rise to significant environmental effects, or when considered in isolation or cumulatively with other developments. Potential effects associated with the effect on sensitive sites; landscape and visual effects from short and longer distance views; construction noise and vibration; and ecology may occur as a result of the development but are highly unlikely to result in significant effects.
- 6.1.4 The assessment has included a detailed review of the potential for cumulative effects with existing and approved developments in the area, which has concluded that significant adverse cumulative effects are unlikely as the schemes identified over 50 dwellings / over 1,000 sqm and within 5km of the Site are a sufficient distance and combined quantum that no significant effects are likely.
- 6.1.5 The implementation of standard, effective mitigation measures regularly used with the construction and operation of residential-led development have been considered in this process. This has taken account of the nature and scale of the Proposed Development, its location, the sensitivity of the existing environment and the types / characteristic of potential impacts likely, such that it can be concluded that the proposals would not be likely to result in significant effects and therefore, an EIA is not considered to be required.
- 6.1.6 This conclusion is in line with PPG guidance on Schedule 2 development which defines 1,000 new dwellings as a suitable threshold above which significant effects may occur. This is substantially higher than the quantum of development proposed.
- 6.1.7 The planning application in respect of the Proposed Development will be accompanied by the full suite of technical reports in order to address adopted policy, the Council's validation requirements and other guidance.
- 6.1.8 Regulation 6(6) of the EIA Regulations advises that a local planning authority shall adopt a screening opinion within three weeks of the date of receipt of a request, and Regulation 5(5)(a) requires the main reasons for its conclusion to be identified, with reference to the relevant criteria listed in Schedule 3.
- 6.1.9 We trust the information provided above, and in Appendix 2 below, by the Applicant will assist the Council when adopting its opinion as to whether or not the Proposed Development constitutes EIA development.

01

WOOD LANE, HIGHAM ON THE HILL

Site Location Plan



N

KEY
LEGAL

SITE BOUNDARY

ADDITIONAL LAND

DATE	23.02.26	DRAWN	AV
SCALE	1:1250@A1	CHK	KG

WOOD-LANE

LOCATION-PLAN

-

Dwg No	WL-KMH-002	Rev	-
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Keepmoat
Homes

02

WOOD LANE, HIGHAM ON THE HILL

EIA Screening Assessment Table

A Screening Criteria Question	B Response to the Screening Criteria question and explanation of reasons (Yes/No or N/A)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons) If the answer in Column B is 'No', Column C is not applicable.	
	Briefly explain reasons and, if applicable and/or if 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 .	
Natural Resources				
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The natural ground level across the Site is relatively consistent, demonstrating little variation. The Proposed Development is designed to work around the topography of the Site and as such, it is not expected that significant changes in the topography will be made.	N/A	
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	The Proposed Development will require the use of a range of common natural and manufactured construction materials to complete the build and fit-out of the scheme. Water will be required for construction, as well as residential use when completed and occupied. Energy will be required for the construction phase and for residential use during occupation.	No	The natural resources required for the construction and operation of the Proposed Development are common and therefore significant effects would not be expected. Energy use during construction will be of a small scale and will be provided by onsite generation. Energy provision during occupation will be via the National

				Grid. Occupational energy use is not of a scale to be considered likely to be significant in EIA terms.
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 woodland that borders the Site to the north comprises deciduous woodland which is identified as a priority habitat.	No	The Proposed Development will include suitable buffers which ensure development is situated outside of the root protection area of the adjacent woodland. It is anticipated that this would be detailed within an Arboricultural Impact Assessment . It is not considered that any effects arising from the Proposed Development on the priority habitat will be significant in EIA terms.
Waste				
Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Construction Waste - During the construction phase, waste will be produced by standard construction processes through the period. Operational Waste - During the operational phase, waste will be produced by the occupation of the dwellings, which will comprise of household waste.	No	During the construction phase, best practice construction methods will be adopted, controlled via a Construction Environmental Management Plan (CEMP), to ensure that construction waste is appropriately managed, including onsite refuse and recycling, wherever practicable. It is anticipated that the implementation of the CEMP will be a condition on the planning permission and it will be regularly monitored. Residential waste will be produced during the operational phase, which will be collected and disposed of by a licensed contractor in accordance with all relevant legislation and guidance. The nature of the Proposed Development is such that excessive or abnormal waste generation is unlikely to occur. Therefore, the potential effects of waste arisings during the operational phase on local waste infrastructure is not considered to be significant.

Pollution and Nuisances			
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The Proposed Development will result in greenhouse gas emissions from activities undertaken over its lifetime. In line with best-practice guidance¹ presented by ISEP, all greenhouse gasses emitted to the atmosphere are considered significant, however, the emissions associated with this Proposed Development are not considered likely to prevent the UK or Local Authority in meeting its current or future carbon emission reduction ambitions. The new buildings introduced will be compliant with current policies and standards in relation to energy efficiency and sustainability. During the construction phase, standard construction activity will release emissions and generate dust. During operation, there will be a local increase in traffic movements and resultant vehicle emissions compared to baseline.	No While there is likely to be dust creation associated with the construction of the development, this would be temporary and can be controlled by appropriate planning conditions and measures contained in the CEMP. Through the adoption of standard best practice measures the likely residual impact of the Proposed Development are not considered to be significant in accordance with the IAQM guidance. Mitigation measures such as implementing a dust management plan, ensuring screens are placed around dust-producing activities and using dampening techniques would further reduce the potential dust impacts. Air quality impacts from construction vehicle emissions can be reduced through best practice construction techniques, such as ensuring that vehicles are not left idling. The above can be implemented and managed through the production of a CEMP, and secured through a suitably worded planning condition. Sustainable travel modes will be promoted within the Proposed Development through a Travel Plan. Furthermore, the Proposed Development is of a scale that would not give rise to vehicular traffic resulting in emissions levels that would be considered significant.

¹ Institute of Sustainability and Environmental Professionals (ISEP (formerly IEMA)) (2022) Institute of Environmental Management & Assessment (IEMA) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance. 2nd Ed. [Online] Available at: https://www.iema.net/media/xmgpooopk/2022_iema_greenhouse_gas_guidance_eia.pdf (Accessed 24/02/2026)

				With these measures in place, it is not anticipated that significant effects will occur during construction or operation.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	During the construction phase, construction traffic and machinery will generate temporary, new sources of noise and vibration. The closest noise sensitive receptors are the residential dwellings to the west and east, and equestrian use to the east.	No	During the operational phase, potential impacts will be temporary and can be limited to daytime hours via commitments in the anticipated CEMP secured through planning conditions. Although the construction works will be carried out during the daytime, some equipment, such as power generation plant for security or lighting, may be required to run at night. All plant will be selected, maintained and positioned to minimise potential noise impacts. It is therefore considered that construction impacts can be appropriately mitigated, through the use of appropriate equipment and standard best practice methods to ensure no significant effects occur. The effects of any construction noise and vibration would be minimised throughout the development of the Site by compliance with relevant environmental protection legislation, accordance with best practice, and the anticipated CEMP. The impacts of construction traffic can also be suitably managed via a CEMP. During the operational phase, part of the planning process, the Proposed Development will be required to demonstrate that appropriate noise levels are achieved for both internal and external amenity. As such, significant effects during operation associated with noise impacts on the future Site occupiers, or existing

				sensitive receptors to the west and east, are not likely to occur.
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?	Yes	It is not considered likely that contaminants would be present based on the historical use of the Site as grazing pasture. The construction, and any storage associated with the Nissen Hut is unknown. 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 the Site, comprising a drainage ditch between fields, is identified at risk of surface water flooding associated with a 1 in 30-year event.	No	Given the Site's current use, there is considered to be limited potential for the presence of contamination that could be mobilised during construction. If contamination is found on the Site during the construction phase, best practice procedure will be followed to ensure the risk to receptors is minimised. Standard best practice construction processes will ensure the risk of contamination to watercourses and land is minimised. These measures will be implemented via the CEMP. Any risk of pollution on Site is not likely to result in significant effects in EIA terms and therefore can be suitably mitigated via a Land Contamination Investigation and Report. Once operational, the Proposed Development is not of a type that would lead to contamination.
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 known pollutants within or around the Site. The Site is not within a designated Air Quality Management Area and there are no such Sites within the Borough.	N/A	

Population and Human Health				
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	The Site's location within the UK is such that natural disasters, including those caused by climate change, are not considered to represent a likely risk to the Proposed Development. The Proposed Development will be designed in accordance with recognised and accepted best practice in terms of highway design, specification of drainage and current building regulations. It is considered that, whilst there is always a potential risk of an accident, this risk is managed through design measures and through compliance with statutory requirements and design guidelines, such that a significant environmental impact is unlikely.	N/A	
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)	Yes	While there is likely to be some dust arising during construction activities, standard good practice techniques would manage the potential impacts to human health. 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.	No	During the construction phase of the Proposed Development, all legislative requirements will be met. As such, the level of risk during construction will be managed through a combination of mitigation, design and good working practise measures set out in a CEMP. This will control potential effects to human health via dermal absorption, ingestion or the inhalation of particles, in particular for those working on-Site who are in closest proximity to the operations. The nature of the development is such that future uses on Site are not considered to result in risk to human health. As discussed above, the Proposed Development is not considered to result in significant impacts in relation to

				noise and air quality. Therefore, the project is considered unlikely to pose a significant risk to human health. Significant effects on human health associated with potential UXO are not considered likely. Any UXO risk would be identified prior to the commencement of intrusive construction activities through the implementation of standard industry best-practice procedures. Once operational, the development would not involve further ground disturbance, and any identified risk would have been appropriately mitigated. The UXO risk can be fully assessed and mitigated via a UXO Assessment which can be provided as part of any forthcoming planning application.
Water Resources				
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?	No	The Site is entirely within Flood Zone 1, meaning it has less than 0.1% annual probability of flooding from fluvial or tidal sources. The vast majority of the Site also has a very low risk of surface water flooding, with a small drainage ditch identified as at risk of surface water flooding during a 1 in 30-year event.	N/A	The Proposed Development will be supported by a site-specific flood risk assessment with any future planning application which will require the Proposed Development to demonstrate that flood risk is appropriately managed, so as not to increase the risk of flooding, either on or off the Site. Early evidence indicates that SuDS will be suitable for the Proposed Development. As such, significant effects are not considered likely.

Biodiversity (species and habitats)				
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	This Site has no ecological designations, however it is notable that the woodland that borders the Site to the north comprises deciduous woodland 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 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. The scheme will be supported by an Ecological Impact Assessment which will fully evaluate, and suitably mitigate, any ecological impacts arising from the scheme. Given the nature of the Site, it is not considered that these effects would be significant in EIA terms.
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 Site, and its surrounds, are not known to be home to any important or sensitive species of flora or fauna. The Proposed Development will however result in the loss of existing pastureland.	No	The Proposed Development will be supported by an Ecological Impact Assessment , which will fully assess the impact of the proposals on ecology and will make recommendations as to suitable ecological enhancements. The scheme will be mandated to provide at least a 10% uplift in biodiversity net gain. The impacts on flora and fauna arising from the proposals is not considered to be significant in EIA terms.

Landscape and Visual				
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? ² Where designated indicate level of designation (international, national, regional or local).	No	The Site is located outside of any designated or non-designated landscapes. It is not nearby to any designated landscapes. The Site is well-screened by mature and dense vegetation which lies to the north of the Site. Within the Site there is a dearth of mature vegetation. Additional native tree planting will be provided as part of the Proposed Development. The main landscape effects will result from the change of pastureland to an area of new residential development and associated open space. These effects will inevitably be adverse, however given the adjacent setting, it is not considered that the proposals will result in a significant adverse effect.	N/A	
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	Due to the screening effects of surrounding vegetation to the north, it is unlikely that significant views of the Proposed Development would be obtained from this direction. The Proposed Development will elongate the built form of the settlement of Higham-on-the-Hill. Key receptors will be from users of Wood Lane, Nuneaton Lane, the A5, and residents within Higham-on-the-Hill. Long distance views of the Proposed Development are also likely to be obtainable due to the relatively flat topography of the surrounds.	No	Overall, whilst there are likely to be some (adverse) landscape and visual effects of resulting from the Proposed Development, such effects are not considered to be significant in EIA terms.

² See below for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

Cultural Heritage / Archaeology				
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	<u>Archaeology</u> There are no known archaeological sensitivities associated with the Site. If present, any impact to archaeological remains could be mitigated through a programme of archaeological works drawn up and agreed with the archaeological advisor to the LPA. <u>Heritage</u> With regard to built heritage, 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 Higham-on-the-Hill Conservation Area is located approximately 310m east of the Site.	No	<u>Archaeology</u> It is considered that the Proposed Development can be accommodated without significant environmental effects on any archaeological resource, with suitably worded conditions. <u>Heritage</u> The Proposed Development will have no direct impact on heritage features and effects 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.

		The Site is located immediately south of the runway which historically formed RAF Lindley, which saw use during the second world war.		
Transport and Access				
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	There are no footpaths in the immediate vicinity of the Site however, 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	During construction the use of large vehicles passing this route will need to be managed with a CEMP. After construction the Site will operate as a residential development and the risk to pedestrians will be similar to the current situation. 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.
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 Site is not in proximity to any air quality management area. The Proposed Development would likely result in an increase in traffic along Wood Lane, with a likely increase in traffic movements associated with the Wood Lane/A5 junction.	No	Transport Modelling work will be undertaken as part of the Transport Assessment submitted as part of any future planning application. This will provide details of any junction mitigation works which may be required should any connections prove to have capacity issues. The overall scale and nature of the Proposed Development is not considered likely to result in significant adverse effects on traffic or transport.
Land Use				
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	Residential development is situated to the east and west of the Site. Additionally, equestrian uses border the Site to the east. MIRA Technology Park is located to the north. These receptors, in addition to residential receptors along Wood Lane have the potential to be	No	During construction, impacts will be temporary and can be limited to daytime hours via commitments in the anticipated CEMP secured through planning conditions. All plant will be selected, maintained and positioned to minimise potential noise impacts. It is

populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		affected during the construction phase from increased noise and vibration. The Proposed Development will also result in the loss of grazing paddock. During the operational stage, the Proposed Development will likely result in increased use of amenities/services within Higham-on-the-Hill. This includes King George V Playing Field, places of worship and Higham-on-the-Hill CE Primary school.		therefore considered that construction impacts can be mitigated, through the use of appropriate equipment and standard best practice methods to ensure no significant effects occur. Pressures upon local facilities will be assessed as part of any future planning application and are not of a scale that would result in significant effects in EIA terms.
Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	There are a number of approved and proposed developments within a 5km radius. These are outlined below.	No.	Due to the size and nature of the Proposed Development as well as those in the surrounding area, it is considered that no significant effects are likely.
Land Stability and Climate				
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's location within the UK is such that natural disasters, including those caused by climate change, are not considered to represent a likely risk to the Proposed Development. For example, it is considered that the likelihood of an earthquake with a magnitude sufficient to cause damage to buildings and/or loss of life occurring and impacting the Site is extremely low.	N/A	
Cumulative Effects				
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction / operation phase?	Yes	In respect of potential cumulative effects with other development, the PPG advises 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	No	In total, 16 potential cumulative schemes have been identified within 5km of the Site. Major Housing Developments (Sites 7, 8, 10, 13 and 15)

	significant effects are likely as a consequence of a Proposed Development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development” (ID 4-024-201740728). Consideration has been given as to whether there is potential for likely significant effects to occur through the combination of the Proposed Development with other existing or approved developments. A GIS search of the Glenigan planning application database has been undertaken for a 5 km study area from the Site. The search criteria were for residential applications greater than 50 dwellings and commercial applications greater than 1,000 sqm, in accordance with the criteria shown in Schedule 2 of the EIA Regulations³. The search identified 16 potential sites (see Appendix 3 below) within a 5km radius of the Site.	There are a number of sizeable housing developments within 5km of the Site boundary. <i>Site 7 – Land off Higham Lane (453 dwellings)</i> Site 7 is currently under construction and is well progressed and includes a children’s home as part of the proposals. Site 7 is near to the roundabout for the A5 and traffic could act cumulatively with journeys to the Proposed Development Site however, this is unlikely to act cumulatively in a significant way with the Proposed Development. In addition, latest satellite imagery was taken in July 2025 which shows Site 7 nearing completion. Therefore, by the time of an application submission, and certainly commencement of the Proposed Development, Site 7 is likely to be taken into account in the baseline traffic flows for the Proposed Development. <i>Site 8 – Land off Eastboro Way, Nuneaton (360 dwellings)</i> Site 8 is also currently under construction and is well progressed. The proposals are far to the south of the Site (c.4.5km) and are southeast of Nuneaton Town Centre. Due to this distance and the surrounding road network focused on Nuneaton Town Centre and
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³ These thresholds have been chosen as within the Draft NPPF Consultation (December 2025) proposes to set a threshold for ‘Major Development’ in line with the following: “For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015”.

			connections to Bedford, the Site is unlikely to act cumulatively in a significant way. <i>Site 10 – Watling Street (850 dwellings with mixed use local centre and primary school)</i> Site 10 is also currently under construction and is well progressed and includes a local centre and primary school. These facilities, within 1.83km of the Site boundary, could provide additional facilities for future users of the Proposed Development (particularly the local centre) which will mitigate journeys into Hinckley and Nuneaton. The proposals have also improved access to and from the A5 with a dedicated junction for the proposals thereby, reducing traffic speeds along the A5 and making access safer. The development is required to meet its own needs and therefore, will have agreed S106 contributions to meet its development needs. Therefore, due to the improved access to the Site, it is unlikely to act cumulatively with the Proposed Development. <i>Site 13 – Land to the West of Normandy Way (153 dwellings) and Site 15 – Land to the North of A47 Normandy Way (475 dwellings and primary school)</i> Site 13 (under construction) and 15 (Approved (no start) are within close proximity to one another and share a similar road network to the Proposed Development.
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			Both Sites could share rural access routes between Hinckley and Higham on the Hill (e.g. along Hinckley Lane and Wykin Road) and therefore, although unlikely may act cumulatively from traffic leaving the Proposed Development site and into Hinckley Town Centre. These movements are more likely to be from the Proposed Development site to the east as opposed to the opposite direction. Both sites are likely to use the same junction as one another to meet the A5 and, although all three developments may use the A5, the entry points for these sites are likely to be different. In terms of social infrastructure, Site 15 is proposed to provide a primary school (with land reserved for expansion) which could be utilised by users of the Proposed Development in future. There is a chance that Site 15 won't commence, at which point the Proposed Development site may not be able to utilise some of this provision however, the Proposed Development will have to support its own requirements. As such, although rural access routes may be shared by the three developments, it is unlikely that these sites would act together cumulatively. Medium Housing Developments (Sites 1 and 9) <i>Site 1 – Land East of Kennel Lane (50 dwellings)</i> Site 1 is c.5km northwest of the Site Boundary. As such, although immediate cumulative effects may not be
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			apparent, the Site will share the A5 route with the Proposed Development site. As such, due to the scale of Site 1, it is unlikely that significant cumulative effects will occur. <i>Site 9 – Land rear of 28-44, The Long Shoot (75 dwellings)</i> Site 9 was an edge of settlement Site for Nuneaton when commenced and has since been enclosed by Site 10 to the north. These 75 dwellings will utilise the same network as Site 10 and are more likely to use The Long Shoot road to the A5 or use the new junction associated with Site 10. Site 9 is also likely to use social infrastructure (e.g. primary school/ local centre) associated with Site 10. As such, the ability for Site 9 to act cumulatively with the Proposed Development is mitigated due to the facilities available at Site 10 and the surrounding road network. Care Home Developments (Sites 4, 14 and 16) <i>Site 4 – Attleborough Grange (72-bed care home); Site 14 – Former Clarendon and Sweet Pea Bowling Club (67-bed care homes); and Site 16 – Land Adjacent The Trinity Centre (72-bed care home)</i> Site 4, 14 and 16 all provide care provision within either Nuneaton and Bedworth or Hinckley and Bosworth District. These sites are well contained and usually serve residents needs on-site. As such, the primary vehicular movements are oftentimes from visitors and
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			staff visiting family members. As such these movements are relatively low and will have been taken into account in any modelling or contributions these sites will have had to make through S106 or other planning obligations. Additionally, their distance from Site is between c.4.5km - 5km and therefore, cumulative effects from these movements are unlikely. The availability of these care homes will assist the Local Authority in planning for an ageing population from nearby developments including the Proposed Development. As such, significant negative cumulative effects are unlikely to be experienced from Sites 4, 14 and 16. Other commercial / retail development (Sites 2, 3, 5, 6, 11, and 12) <i>Site 2 – Midland Road (Foodstore and petrol filling station); Site 3 – Land Adjacent MIRA Technology Park (Extension to MIRA Technology Park); Site 6 – Whitacre Road (12 industrial units); Site 11 – Land at Padge Hall Farm (Distribution Building); Site 12 – Padge Hall Farm (Vehicle Maintenance Unit).</i> Sites 2, 3, 6, 11 and 12 provide a range of retail (Site 2) or employment sites (Sites 3, 6, 11 and 12) of varying sizes and uses. These sites are likely to utilise the A5 and the same surrounding road network as the Proposed Development.
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			Site 2 is proposed to provide a supermarket (c.3.2km southwest) which will provide additional provision in the local area albeit, some distance from the Proposed Development. Due to the nature of the Site, it is unlikely that this will act cumulatively with the Proposed Development albeit it may help support the Proposed Development, which would have been taken into account in any transport modelling Site 3 is the closest to the Proposed Development and is proposed to provide a technology park and associated offices. As such, as this is within walking / cycling distance of the Site boundary (650m west), this could provide a sustainable employment Site for employees and new residents to utilise. Sites 6, 11 and 12 are slightly further afield and cycling could be possible to these sites however, employees are more likely to drive. This will place some undue pressure on the highway network however, these sites are likely to use the existing Coventry Road / Watling Street / Dodwells Road roundabout providing access onto the A5, but should have been taken into account in any transport modelling. This can provide employment opportunities and hence a positive cumulative effect for the Site. <i>Site 5 – Top Farm, Higham Lane (Secondary School)</i> Site 5 is proposed to provide a two storey secondary school building close to Site 7. This will provide
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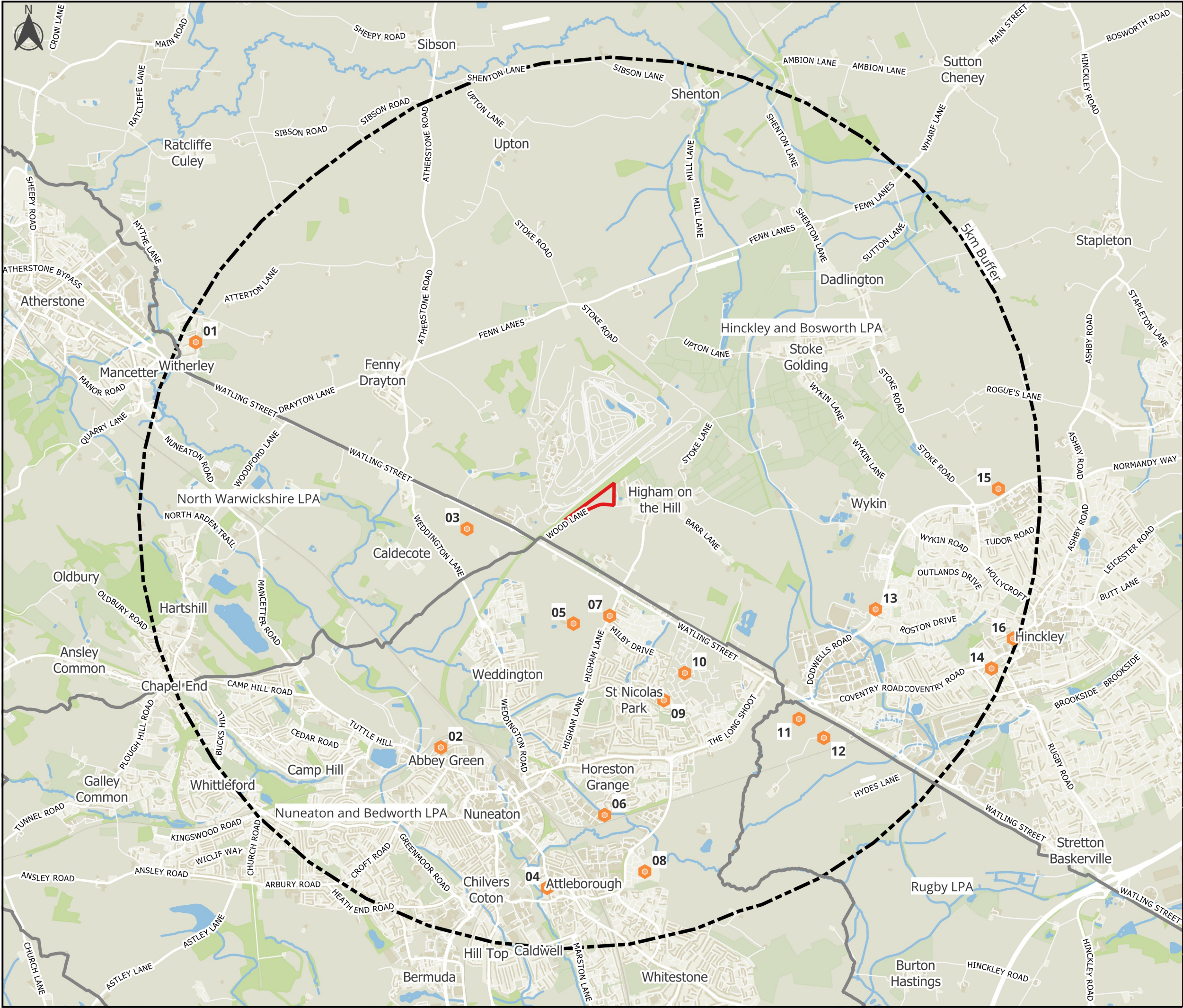
				additional capacity within the district for new students to attend a secondary school within a close proximity (c.1.2km south) of the Site. As such, this is likely to provide a positive cumulative effect for the Site. Conclusions Therefore, considering the potential for cumulative impacts from schemes in the locality, significant adverse effects are not likely to result when taken in combination with the Proposed Development. Some positive cumulative effects are possible.
Transboundary Effects				
Is the project likely to lead to transboundary effects?⁴	No	Impacts are unlikely to be transboundary, given the scale and nature of the development proposed and its location within the UK.	N/A	

⁴ The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

03

WOOD LANE, HIGHAM ON THE HILL

Cumulative Sites Assessment



Wood Lane

Cumulative Sites Assessment

Date:26-01-2026

Paper size:A3

Scale:1:42,000

5001,0001,5002,0002,500 m

Key:

LPA Boundaries

Indicative Red Line

5km Buffer

Cumulative Sites

Map Ref.	App. Ref.
01	22/01190/OUT
02	038512
03	22/00882/OUT
04	040508
05	039665
06	038953
07	034076
08	038821
09	036092
10	034615
11	R21/0985
12	R24/0257
13	23/00573/FUL
14	21/00912/FUL
15	22/00318/OUT
16	25/00354/FUL

Drawn by:Ben Teague / Jack Bell

Approved by:Gavin Hall

Drawing reference:WOO-LN-CS

Version:R00-01

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