

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

Please Ask For: Matt Jedruch
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Your Ref:
Our Ref: 25/00112/EAS
Date: 19th February 2025



**Hinckley & Bosworth
Borough Council**

Richard West
Cerde Planning Limited
The Old Vicarage
Market Street
Castle Donington
DE74 2JB

Dear Richard,

**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 200 dwellings, potential community health hub and safeguarded land for education together with landscaping, open space, infrastructure and other associated works

Application No: 25/00112/EAS
Address: Land South of Bosworth Lane, Newbold Verdon

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 200 with a site area of 8.74ha. 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

Christopher Brown MRTPI
Head of Planning