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**From:** Matt Jedruch  
**Sent:** 19 February 2025 16:49  
**To:** 'Richard West'  
**Subject:** 25/00112/EAS Land South of Bosworth Lane, Newbold Verdon - EIA Screening Request  
**Attachments:** 25.00112.EAS Screening Letter.pdf; 25.00112.EAS Screening Response Matrix.pdf

Hi Richard,

Further to your screening request submission, please find attached a screening opinion and letter confirming that the proposed scheme does not require an EIA.

Kind Regards,

Matt

**Matt Jedruch (He/Him)**

Senior Planning Officer

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**Hinckley & Bosworth  
Borough Council**

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**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:** 19<sup>th</sup> 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

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

**Christopher Brown MRTPI**  
**Head of Planning**

# HINCKLEY & BOSWORTH BOROUGH COUNCIL

## EIA Analysis and Screening Proforma



Hinckley & Bosworth  
Borough Council

| 1 CASE DETAILS                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant Case Reference</b>                                                                                                                                                     |
| N/A.                                                                                                                                                                                |
| <b>Local Planning Authority (LPA) Case Reference</b>                                                                                                                                |
| 25/00112/EAS                                                                                                                                                                        |
| <b>Secretary of State (SoS) Case Reference</b>                                                                                                                                      |
| N/A.                                                                                                                                                                                |
| <b>Site Address</b>                                                                                                                                                                 |
| Land south of<br>Bosworth Lane<br>Newbold Verdon<br>Leicestershire                                                                                                                  |
| <b>Brief Description of Development</b>                                                                                                                                             |
| Erection of up to 200 dwellings, potential community health hub and safeguarded land for education together with landscaping, open space, infrastructure and other associated works |
| <b>Area of Development/ Works/ New Floorspace (As Appropriate)</b>                                                                                                                  |
| 8.74ha                                                                                                                                                                              |

| <b>2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) DETAILS</b>                                                                      |   |
|-----------------------------------------------------------------------------------------------------------------------------|---|
| <b>Is the proposal Schedule 1 Development as Described in Schedule 1 of the EIA Regulations?</b>                            |   |
| Yes                                                                                                                         |   |
| No                                                                                                                          | X |
| <b>If Yes, Under which Description of Development? (i.e., No.'s 1 - 21?)</b>                                                |   |
|                                                                                                                             |   |
| <b>Is the proposal Schedule 2 Development under the EIA Regulations?</b>                                                    |   |
| Yes                                                                                                                         | X |
| No                                                                                                                          |   |
| <b>If Yes, Under which Description of Development in Column 1? (i.e., No.'s 1 - 13?)</b>                                    |   |
| 10(b)                                                                                                                       |   |
| <b>Is the proposal within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b> |   |
| Yes                                                                                                                         |   |
| No                                                                                                                          | X |
| <b>If Yes, which area?</b>                                                                                                  |   |
|                                                                                                                             |   |
| <b>Are the applicable thresholds/ criteria in Column 2 exceeded/ met?</b>                                                   |   |
| Yes                                                                                                                         | X |
| No                                                                                                                          |   |
| <b>If Yes, Which Applicable Threshold/ Criteria?</b>                                                                        |   |
| (iii) The overall area of the development exceeds 5 hectares.                                                               |   |

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

| <b>4 ENVIRONMENTAL STATEMENT</b> |
|----------------------------------|
|----------------------------------|

| <b>Has the Applicant supplied an ES for the current or previous (if reserved matters or conditions) Application?</b> |   |
|----------------------------------------------------------------------------------------------------------------------|---|
| Yes                                                                                                                  |   |
| No                                                                                                                   | X |

| SCREENING                  |                                                                                                                                                                                                              |                                                                                                                  |                                                                                                                                                                                                                                                                                                   |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | Screening Criteria Questions to be Considered                                                                                                                                                                | Response –<br>Yes/No and explanation of reasons                                                                  | Is a Significant Effect Likely?<br><br>Yes/No and explanation of reasons (if response in middle column is no then this column is not applicable)                                                                                                                                                  |
| <b>5 NATURAL RESOURCES</b> |                                                                                                                                                                                                              |                                                                                                                  |                                                                                                                                                                                                                                                                                                   |
| 5.1                        | Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?                                                              | No<br><br>Changes to topography of the site are not anticipated.                                                 | N/A.                                                                                                                                                                                                                                                                                              |
| 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<br><br>Uses land to provide the dwellings and will use natural resources in their construction.              | No<br><br>It is anticipated that the development of 200 dwellings would use natural resources such as land, water, materials, and energy within its construction but that this is typical of any such development on a green field site. It is locally significant but not of wider significance. |
| 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. forestry, agriculture, water/coastal, fisheries, minerals? | Yes<br><br>The site currently has a provisional agricultural land classification of Grade 2 (very good quality). | No.<br><br>This is a provisional classification and would not be the highest-grade agricultural land classification in any case.                                                                                                                                                                  |

| <b>6 WASTE</b>                   |                                                                                                                                                                               |                                                                                                                                |                                                                                                                                          |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 6.1                              | Will the project produce solid wastes during construction or operation or decommissioning?                                                                                    | Yes<br><br>Typical construction waste.                                                                                         | No<br><br>The type and level of waste is not considered to be of any significance.                                                       |
| <b>7 POLLUTION AND NUISANCES</b> |                                                                                                                                                                               |                                                                                                                                |                                                                                                                                          |
| 7.1                              | Will the project release pollutants or any hazardous, toxic, or noxious substances to the air?                                                                                | No<br><br>Pollutants and toxic or noxious substances are not typically associated with housing development on greenfield land. | N/A.                                                                                                                                     |
| 7.2                              | Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?                                                                     | Yes<br><br>Noise and possible vibration during the construction phase.                                                         | No<br><br>There would be noise and possible vibration during the construction phase, but this would not be considered to be significant. |
| 7.3                              | 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? | No<br><br>There should be no reason why a typical housing development would result in risks of contamination.                  |                                                                                                                                          |
| 7.4                              | Are there any areas on or around the location which are already subject to                                                                                                    | No                                                                                                                             | N/A.                                                                                                                                     |

|                                      |                                                                                                                                                                                                                              |                                                                                                                                    |                                                                                                                                 |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                      | pollution or environmental damage e.g., where existing legal environmental standards are exceeded, which could be affected by the project?                                                                                   | There are no such areas.                                                                                                           |                                                                                                                                 |
| <b>8 POPULATION AND HUMAN HEALTH</b> |                                                                                                                                                                                                                              |                                                                                                                                    |                                                                                                                                 |
| 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<br><br>Such risks are very low given the scheme is for the construction of dwellings                                            | 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, due to water contamination or air pollution) | Yes<br><br>A development of up to 200 dwellings would be expected to result in some risks to health during the construction phase. | No<br><br>The risks to human health during the construction phase will be localised and very low and therefore not significant. |
| <b>9 WATER RESOURCES</b>             |                                                                                                                                                                                                                              |                                                                                                                                    |                                                                                                                                 |
| 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                                                                              | Yes<br><br>There is small pond over 100m southwest of the site but this is                                                         | N/A.                                                                                                                            |

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | could be affected by the project, particularly in terms of their volume and flood risk?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | unlikely to be affected by a development of 200 homes.                                                                                                                                                              |                                                                                                                                                                                                                                                                                       |
| <b>10 BIODIVERSITY (SPECIES AND HABITATS)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                       |
| 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))). | <p>No</p> <p>The site has no statutory designations or classifications and has no non-designated or non-classified areas that are important or sensitive in any way.</p>                                            |                                                                                                                                                                                                                                                                                       |
| 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?                                                                                                                                                                                                                                                                                                                                                                                    | <p>Yes</p> <p>LCC Ecology have been consulted on the pre-app, and further survey work is required (preliminary ecological appraisal) with potential mitigation measures regarding Great Crested Newts and bats.</p> | <p>No</p> <p>The presence of protected, important or sensitive species is not unusual on a greenfield site and will normally be appropriately dealt with during the pre-commencement or construction phases. This issue is therefore not considered to be significant in any way.</p> |

|           |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| <b>11</b> | <b>LANDSCAPE AND VISUAL</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
| 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 could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local). | <p>Yes</p> <p>While the site and its surroundings are not a nationally, regionally, or locally protected landscape, the Applicant has acknowledged the likely landscape and visual impact given the site's open countryside status.</p>                                                      | <p>No</p> <p>A Landscape and Visual Impact Assessment is to be submitted with the application which will inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.</p> |
| 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?)                                                                                                                                                                                                                                                   | <p>Yes</p> <p>The proposed development could be viewed from a variety of viewpoints.</p> <p>This include most obviously from Bosworth Lane, which is a main road between Newbold Verdon and Market Bosworth. The development would also be seen from other vantage points around Newbold</p> | <p>No</p> <p>A Landscape and Visual Impact Assessment is to be submitted with the application which will inform that process and as such it is not considered that any effects are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.</p> |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Verdon, such as footpaths S18 and S19.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>12 CUTURAL HERITAGE / ARCHAEOLOGY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 to, from and within)? Where designated indicate level of designation (international, national, regional or local). | <p>Yes.</p> <p>There is a moated site south of the Grade I Listed Newbold Hall, associated Grade II listed outbuildings, and Grade II Listed Church of St James, all encompassed within the Newbold Verdon Conservation Area, approximately 200m south of the southern boundary of the site.</p> <p>The Appellant acknowledges that the identified designated heritage assets have the potential to be sensitive to the proposed development. The Applicant also confirms that a Heritage Statement is to be submitted with any forthcoming planning application.</p> | <p>No</p> <p>The Applicant has indicated that the scheme seeks to take account of heritage assets and therefore whether the proposed development affects any heritage asset will be made during the assessment of the planning application. A Heritage Assessment is to be submitted with the application which will inform that process and as such it is not considered that any impacts are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted.</p> |
| <b>13 TRANSPORT AND ACCESS</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                    |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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?                                                                                                                                                                               | Yes<br><br>Footpath S19 runs along the western boundary, within the site boundary.                                                                 | No<br><br>The submitted concept plan indicates that the footpath is to be retained and unaffected by the proposal, and would fall within a development buffer from the developed part of the site.                                                                                                                                                          |
| 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<br><br>Barlestone Road is susceptible to congestion.                                                                                           | No<br><br>Any potential highway impacts shall be assessed in conjunction with the Local Highway Authority and addressed accordingly. It is not considered though that the potential impacts of the development are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted. |
| <b>14 LAND USE</b> |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
| 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 populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation. | Yes<br><br>The site is currently in agricultural use and that would be affected by the provision of up to 200 dwellings and associated open space. | No<br><br>The effects are not considered to be so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted                                                                                                                                                                      |

|                                      |                                                                                                                                                                                                                                         |                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                                                                                                                                      |
| <b>15 LAND STABILITY AND CLIMATE</b> |                                                                                                                                                                                                                                         |                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |
| 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<br><br>The site location is not susceptible to any of the items or issues listed.                                                                                                            | N/A.                                                                                                                                                                                                                                                                                                                                                      |
| <b>16 CUMULATIVE EFFECTS</b>         |                                                                                                                                                                                                                                         |                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |
| 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<br><br>There are a number of possible future permissions for residential development in Newbold Verdon that could result in cumulative impacts, particularly during the construction phase. | No<br><br>The Applicant is aware of these existing and potential approved developments and will be taking them into account in their Transport Assessment. It is not considered though that any such impacts are so significant as to require further information to be submitted at this stage or to require an Environmental Statement to be submitted. |

|                                 |                                                         |                                                                                   |      |
|---------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------|------|
|                                 |                                                         |                                                                                   |      |
| <b>17 TRANSBOUNDARY EFFECTS</b> |                                                         |                                                                                   |      |
| 17.1                            | Is the project likely to lead to transboundary effects? | <p>No</p> <p>Given the site is in England there are no transboundary impacts.</p> | N/A. |

**18 CONCLUSIONS**

Schedule 2 10(b) (iii) development on a developable area of approximately 5.5 hectares (total area 8.74 hectares) on a greenfield site with no sensitivities on or adjacent to the site. 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 the development of 200 dwellings on this site 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:** Matt Jedruch

**Date:** 18 February 2025