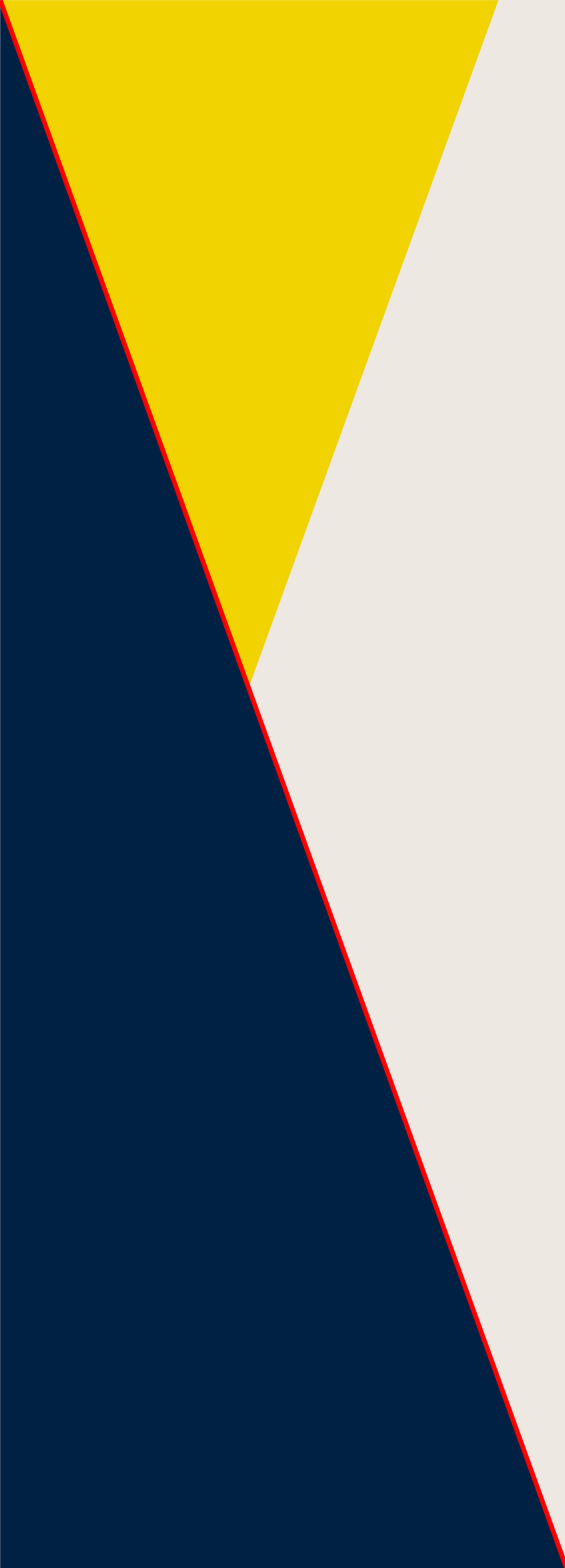




Land North of Barlestone Road, Newbold Verdon

EIA Screening Request

November 2023



Document title:	EIA Screening Request
Project:	Land at Barlestone Road, Newbold Verdon
Client:	David Wilson Homes East Midlands
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EIA Screening Request

1. Introduction

- 1.1 On behalf of David Wilson Homes East Midlands (the 'Applicant'), Savills is writing to request a formal Environmental Impact Assessment ('EIA') screening opinion from Hinckley and Bosworth ('HBBC') to determine whether the proposed development ('the Project') constitutes Environmental Impact Assessment development.
- 1.2 The description of this EIA Screening Request is:
- "Residential development for the erection of up to 340 dwellings, new vehicular access off Barlestone Road, land safeguarded for a cemetery and associated infrastructure"*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:
- An illustrative Site Concept 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.

2. The Site and the Proposed Development

The Site

- 2.1 The Site is located to the north of Barlestone Road immediately adjacent to the settlement boundary of Newbold Verdon. The Site is approximately 16.2 hectares (40 acres) and is currently in agricultural (grazing) use. The Site is bound by Barlestone Road, residential properties and Newbold Verdon Medical Practice to the south, and agricultural fields and residential and agricultural properties to the north, east and west.

¹ Please note the description of development for the submission of the application may be different to this EIA Screening Request description.

Site Plan



The Site has a fairly flat topography. There are two existing Public Rights of Way ('PRoW') through the Site. One runs across the western corner of the Site and the other runs across the eastern half of the Site. There are also PRoWs that run along part of the northern and eastern boundary of the Site as well as along the eastern vehicular access option.

Local Context

- 2.2 The Site is within approximately 0.2 miles (5 minute walk) of Newbold Verdon Village Centre.
- 2.3 The Site is located approximately 8 miles north of the centre of Hinckley, approximately 9 miles west of Leicester, approximately 2 miles west of Desford and approximately 1.5 miles south east of Barlestone.
- 2.4 The Site and its surroundings are not subject to any statutory or non-statutory landscape designations and the Site and its immediate surroundings is not subject to any environmental, ecological or heritage designations. There is a Conservation Area within Newbold Verdon as well as various listed buildings and a Scheduled Ancient Monument (a moat).

Planning Policy Context

- 2.5 The HBBC development plan for the Site consists of the following documents: The Core Strategy DPD (adopted December 2009) and the Site Allocations and Development Management Policies which were adopted in July 2016.
- 2.6 HBBC is currently undertaking a Local Plan Review which is proposed to cover the plan period up to 2041. The last consultation was a Regulation 19 draft plan which was consulted on between February and March 2022. The Local Development Scheme suggests the next stage of consultation will be a further Regulation 19 and be consulted on in May-June 2024, although this depends on the conclusions of the evidence base documents being produced. We are also aware that HBBC may be considering going back to Regulation 18 if they need to add more allocations, this is likely to be determined when / if HBBC decide to sign up to Leicester &

Leicestershire Authorities - Statement of Common Ground relating to Housing and Employment Land Needs (June 2022).

- 2.7 Newbold Verdon Parish Council is in the process of producing a Neighbourhood Plan. A pre-submission version (Regulation 14) was consulted on in October 2021 and since then a Housing Needs Assessment Report (April 2022) has been completed. HBBC have recommended to Newbold Verdon that they should do another Regulation 14 consultation. There are currently no timescales when this will take place.

The Development Proposal

- 2.8 The description of the Proposed Development with which this screening request relates is:
- 2.9 *“Residential development for the erection of up to 340 dwellings, new vehicular access off Barlestone Road, land safeguarded for a cemetery and associated infrastructure”*
- 2.10 A Concept Masterplan has been produced at this early stage of the design process. This is provided at Appendix 1². The potential development parcels to the east of the Site are proposed to be set back from Barlestone Road and to the northern Site boundary there is currently a significant amount of public open space and trees proposed. Existing Site levels are expected to be broadly maintained and where possible, existing trees and vegetation will be retained. Where any loss is unavoidable this will be compensated for with new tree, hedgerow, and shrub/understorey planting.
- 2.11 It is expected that the dwellings proposed will be within 1-3 stories in height and densities will reflect the site's location adjacent to a key rural settlement.
- 2.12 The scheme will be accessed off Barlestone Road from a new access point and the existing Public Rights of Way will be retained. It is expected that pedestrian crossings will be proposed across Barlestone Road to connect the Site to Newbold Verdon.
- 2.13 Based upon emerging and ongoing design work, the proposed development is anticipated to include approximately 4-6 hectares of new public open space (the final area will be based on the number of dwellings proposed). The majority of the public open space is proposed around the boundary of the site and will be connected through green corridors. The scheme will retain and enhance the existing landscape buffering along the north, east and west. There will also be new structural tree and shrub planting proposed as part of the new development. The scheme will deliver at least 10% biodiversity net gain.
- 2.14 The proposed development includes approximately 1ha of land to be safeguarded for a cemetery. Currently the proposals show the safeguarded land in the south-eastern part of the Site. The final location of the cemetery will be confirmed with the design freeze.

3. EIA Screening

Introduction

- 3.1 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;

² Please note that this is indicative and not the final design.

- Is it located within or partly within a sensitive area;
 - Does it meet any of the relevant thresholds and criteria set out in Schedule 2 of the EIA Regulations and/or
 - Would it lead to likely significant effects on the environment?
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance ('PPG').

Schedule 1 Projects

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

Schedule 2 Projects

- 3.4 Schedule 2 identifies development types where, if the proposal is located within a sensitive area or 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.
- 3.5 Sensitive areas are defined in the EIA regulations 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.
- 3.6 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.
- 3.7 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'.*
- 3.8 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.*
- 3.9 The proposal is for up to 340 dwellings. 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.
- 3.10 The PPG sets out further guidance and indicative criteria against which Schedule 2 developments should be considered. Where a site has not previously been developed, an EIA is more likely to be required where the area of the scheme is more than 5 hectares in size or the development would have significant urbanising effects in a previously non-urbanised area, such as a new development of more than 1,000 dwellings. 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.

- 3.11 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.

Schedule 3 Criteria

- 3.12 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

- 3.13 We have considered the Proposed Development against these below, having regard to the characteristics of the potential impacts.

- 3.14 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; and,
- Risks to human health.

- 3.15 Location:

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

- 3.16 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.

Consideration of Cumulative Effects

- 3.17 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.

- 3.18 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)).

- 3.19 The following EIA 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.

4. 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 development includes more than 150 dwellings or 1ha of non-residential development or the overall area of the development exceeds 5 hectares.
vii. Does the Proposed development meet/exceed the applicable threshold (Y/N)?	Yes, the development is for more than 150 dwellings and the area of the development exceeds 5 hectares.
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.	

Possible effects on the environment

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)

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).

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 topography of the Site is relatively flat. Earthworks will be required to create the development platform.	N/A	Whilst minor earthworks will be required to create a development platform, given the relatively flat nature of the site these will not result in a material change to the local topography. As such, no significant effects are considered likely.
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. Potable water will be utilised at the Site both throughout the construction and operational phases of the proposed development	No	The natural resources required for the construction and operation of the Proposed Development are common and therefore significant effects would not be expected.
Are there any areas on/around the location	Yes	The Site is located within a Sand and Gravel Minerals safeguarding area (December 2015).	No	The minerals in question are not rare or uncommon in the region, with much of the

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.	
which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?				Hinckley and Bosworth area safeguarded for the same reason. It is also not considered appropriate for mineral extraction in this location given the proximity of the site to a settlement. Therefore, it is considered that alternative mineral capacity can be provided elsewhere and as such a significant effect would not be likely. A Minerals Assessment will be submitted with the application.
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, typical waste associated with residential dwellings will be produced.	No	Construction waste will be appropriately managed through a Site Waste Management Plan in accordance with the waste hierarchy, including on-site methods of segregation, refuse and recycling wherever practicable, with disposal to a licenced facility used as a last resort. Typical municipal solid waste will be generated but managed as usual in terms of Local Authority collection and disposal so significant effects are not considered likely.

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.
Pollution and Nuisances		
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No During the construction phase, standard construction activity will release emissions and dust, which could be minimised through standard best practice, such as ensuring vehicles are not left idling. Also as a residential led development during construction there will not be any pollutant except for those associated with transportation.	No As a 340 dwelling (maximum) scheme, this is not likely to result in significant pollution that would warrant an EIA.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Construction operations will generate a temporary source of noise and vibration. During operation, background noise levels within the vicinity of the Site will likely increase due to the rise in vehicular movements to and from the Site. The proposed development will include external lighting typical of a residential development.	No Construction impacts will be temporary and, in line with best practice will be restricted to daytime hours. The effects of any construction noise and vibration would be minimised by compliance with relevant environmental protection legislation and through accordance with best practice. The location, scale and residential nature of the proposed development is such that significant effects associated with noise, vibration, light, energy or radiation are not considered to be likely.
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 The Site is in agricultural use, and there is considered to be limited potential for the presence of contamination that could be mobilised as a result of the Proposed Development. Short-term construction activities could result in release of contaminants to ground, for example from	No Potential effects during the construction phase will be managed and controlled though a CEMP. Given the nature of the development significant impacts are not likely.

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.	
		accidental spillages during of fuel/oil associated with mechanical plant.		
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 Air Quality Management Areas (AQMAS) in the area around Newbold Verdon. There are no known contaminated sites on or in close proximity to the Site.	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 design guidelines, such that a significant environmental impact is unlikely.	N/A	
Will the project present a risk to the population	Yes	While there is likely to be some dust arising during	No	The level of risk during construction will be

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.	
(having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)		construction activities, standard good practice techniques would manage the potential impacts to human health. Given the Site's historical and current use, there is considered to be limited potential for the presence of contamination that could be mobilised in dust or surface/ground water during construction. During operation, there will be an increase in vehicle trips to and from the Site, which would lead to an increase in vehicle emissions. However, given the scale and nature of the development these emissions would not be of a level that would present a risk to the population.		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.
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 situated within Flood Zone 1, demonstrating that there is less than a 0.1% annual exceedance probability (AEP) of fluvial flood risk. The development proposals will be supported by a foul and surface water drainage strategy. The surface water drainage strategy will follow the SuDS hierarchy with flows attenuated on site and discharged at a controlled rate to watercourses to the west and north of the site. All surface water flows will discharge at QBAR thereby proving	N/A	

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		betterment over existing greenfield conditions and attenuation up to the 1 in 100 year + CC storm event will be provided. Foul drainage will discharge to the existing sewer network available in the local area.		
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 waterbodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	No	The Site and its surroundings are not subject to any statutory or non-statutory landscape designations, and the Site and its immediate surroundings is not subject to any ecological or heritage designations. All LWSs are designated for hedgerow and the closest LWS is 310m SE away.	N/A	
Could any protected, important or sensitive species of flora or fauna which use areas on or	Yes	The Site is in agricultural use which is considered to be of limited ecological value by virtue of the	No	Based upon the emerging designs it is proposed to retain the majority of habitats of ecological performance within areas of landscaping and open space. As a result,

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.	
around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?		agricultural activities that occur regularly..		taking into account the low ecological value of the site currently significant effects related to biodiversity are not considered likely to result.
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? ³ Where designated indicate level of designation (international, national, regional or local).	No	The Site and its surroundings are not subject to any statutory or non-statutory landscape designations. Figure 17 of the Draft Newbold Verdon Neighbourhood Plan identifies an important view on the Site. Key views will be incorporated into the design of the proposal.	N/A	The site and immediate landscape context are not of any designated landscape value / importance. By integrating the development into the local landscape with mitigation measures and sensitive design, whilst there will clearly be an effect upon local landscape character resulting from the development, it will not be one which amounts to substantial harm across the wider landscape. Consequently, it is considered that an EIA is not required.
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	The key visual receptors with close open views towards and across the Site are from: Barlestone Road (including the Medical Centre and Residential Properties) and along the existing Public Rights of Way across / adjacent to the Site.	No	Views of the site are considered to be localised. An LVIA will be submitted with the application. For users of the PRow moving through the site there would be a high level of change resulting from proposed residential development. The impact on these views could be mitigated with a sympathetic design

³ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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.	
				response. Significant residual effects are therefore not considered likely taking into account the nature of the development.
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).	No	The Site and surroundings are not subject to any heritage designations. The Site lies within an area of archaeological interest within the Leicestershire and Rutland Historic Environment Record. As part of the design and development process archaeology will be investigated and taken into account and depending on what is or is not present mitigation such as preservation in situ or recording or excavation will be undertaken if necessary and as such a significant effect is not likely.	N/A	
Transport and Access				
Are there any routes on or around the location which are used by the public for access to	Yes	There are two existing PRow within the Site. The existing PRow will be retained and enhanced as part of the development.	No	Significant effects are not considered likely taking into account the localised views from the PRow, their proposed retention, the

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.	
recreation or other facilities, which could be affected by the project?				nature of the development and (if considered necessary) any commitments to mitigation.
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?	No	The local highway network is predominately rural in nature with limited junctions and frontage development. The B585/B582 junction has recently been signalised to support a new residential development thereby adding capacity into the network. None of the routes are susceptible to congestion and no obvious concerns have been identified.	N/A	
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 populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	The Site is currently in agricultural use, so it would be taken out of use upon commencement of construction. The Site is in close proximity to residential properties as well as Newbold Verdon Medical Practice and the Equestrian Centre.	No	Potential effects on adjacent uses during the construction phase can be managed and controlled though a CEMP. The proposed residential use on site is considered to be appropriate to the adjacent uses. Increased use of the site will be mitigated through measures such as the Travel Plan which will seek to limit the number of car borne traffic movements to and from the site. Significant effects are therefore not considered likely taking into account the nature of the development.
Are there any plans for future land uses on or	No	The Applicant is not aware of any future plans or	N/A	

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.	
around the location which could be affected by the project?		uses near to the Site.		
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?	No	A review of existing or approved development within 3 km of the Site has been undertaken. An application south of Newbold Verdon was recently refused for 239 dwellings, if this was approved at appeal it could have potential cumulative effects. However, we have reviewed the application documentation which has shown that each development suitably addresses their own impacts (particularly transport) - therefore cumulative effects are not likely. There are also a number of applications being determined to the west of Desford.	No	As set out in this report, the proposed development is not considered likely to result in any significant effects. Given the scale and nature of the proposed development and the limited number of committed developments in proximity of the site, significant cumulative effects are not considered likely.

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.	
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.

5. Conclusion

- 5.1 The Proposed Development does not qualify as a Schedule 1 development and is not located wholly, or partly, within a 'sensitive area' as defined in Regulation 2(1). 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 thresholds in the second column, as the proposal includes more than 150 dwelling houses.
- 5.2 To determine whether the Proposed Development comprises EIA development, it is necessary for the Local Planning Authority to consider whether it is likely to have significant effects on the environment, taking account of the selection criteria in Schedule 3 of the Regulations.
- 5.3 Our assessment concludes that the characteristics and location of the development are unlikely to give rise to significant environmental effects, alone, or in accumulation with other developments. Potential environmental effects associated with, in particular, a potential increase in traffic; landscaping and trees; noise and vibration; visual impacts and ecology may occur as a result of the proposed development. Accordingly, the proposals would not trigger assessment via EIA in this regard.
- 5.4 The implementation of standard, effective mitigation measures regularly used with the construction and operation of the 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 Project would not be likely to result in significant effects.
- 5.5 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.
- 5.6 We request that, in accordance with the EIA Regulations, the LPA provides a formal EIA Screening Opinion within the requisite three weeks.