Burrell, Becky

From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>
Sent: 11 March 2026 16:36
To: _planningadvice
Subject: Screening Opinion Decision Notice - Intergreen Flower Distribution Office, Flower Distribution Centre, Washway Road, Fleet
Attachments: PL_0089_25 Screening Opinion Decision Notice.pdf

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Sir/Madam

PLANNING REFERENCE: PL/0089/25
DEVELOPMENT: FOR A CHANGE OF USE AT HOLBEACH TECHNOLOGY PARK FROM AN EXISTING FLOWER PACKING WAREHOUSE TO A COMMERCIAL-SCALE WASTE UPCYCLING FACILITY USING BLACK SOLDIER FLY LARVAE (BSFL) BIOCONVERSION
LOCATION: INTERGREEN FLOWER DISTRIBUTION OFFICE, FLOWER DISTRIBUTION CENTRE, WASHWAY ROAD, FLEET

Please find attached a copy of the County Council's Screening Opinion Decision Notice in connection with the above application.

Yours faithfully

Technical Support Team
Planning Services
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070
Website: www.lincolnshire.gov.uk

SCREENING OPINION

Name and address of applicant	Name and address of agent (if any)
Fairman Knight and Sons Office 104 The Hub Cibus Way Food Enterprise Zone Holbeach PE12 7FH	TF Architectural Services Ltd Staffordshire House Beechdale Road Nottingham NG8 3FH

Part I - Particulars of request

Date of request:	LCC Ref No:
16 December 2025	PL/0089/25

Description of development:

For a change of use at Holbeach Technology Park from an existing flower packing warehouse to a commercial-scale waste upcycling facility using black soldier fly larvae (BSFL) bioconversion

Location:

Intergreen Flower Distribution Office, Flower Distribution Centre, Washway Road, Fleet

Type of review (ROMP development only):

Part 2 - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that in its view the development referred to in Part I hereof is Schedule 2 development but that this is unlikely to have significant effects on the Environment. **The Council has therefore adopted the screening opinion that the development is not EIA development** having regard to the relevant selection criteria set out in Schedule 3 of the Regulations and the advice in the Department for Ministry of Housing, Communities and Local Government Planning Practice Guidance. The Council's reasons for reaching this conclusion are set out in the statement overleaf.

Date: 10 March 2026

Head of Planning

Neil McBride

Planning

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Statement of Reasons

The proposed development is considered to constitute development falling within Category 11(b) Installations for the Disposal of Waste of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA Regulations").

The development would result in a change of use of an existing flower packaging warehouse to a commercial-scale upcycling facility using black soldier fly larvae bioconversion to produce a soil enhancer. The proposal site is approximately 1.68 hectares (ha) in area and would import up to 54600 tonnes of waste per annum, which would include fruit, grain, spent brewing grains, milk and cheese curds to produce frass fertiliser, insect protein and bio-oil. It therefore meets the corresponding size threshold for criteria 11(b) developments within the EIA Regulations.

The Planning Practice Guidance (PPG) entitled 'Environmental Impact Assessment' (May 2020) provides further guidance to be applied when considering if EIA is required. The PPG contains indicative criteria and thresholds to be considered in assessing whether proposed developments would be likely to give rise to significant effects.

In relation to Category 11(b), the PPG advises that EIA would be appropriate for installations for the deposit, recovery, and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year or to hold waste on a site of 10ha or more. The proposal would utilise 54,600 tonnes of feedstock per annum of vegetable and food waste, but not meat products. The proposed quantities are above the 50,000-tonne threshold. Whilst this does not automatically trigger a need for an EIA, other factors do need to be considered when assessing if significant effects are likely.

In assessing whether significant effects are likely Schedule 3 of the EIA Regulations sets out three broad criteria to be considered when screening proposals. These are:

- the characteristics of the development;
- the environmental sensitivity of the location; and
- the characteristics of potential impacts.

In terms of the characteristics of the development, 1.68ha is relatively small in terms of area and below the 10ha threshold stated within the PPG. The maximum waste quantities proposed are just over the 50,000 tonne threshold and are not considered to be significant. The development would be in an existing building, with neighbouring commercial uses, and no alterations are proposed and consequently it is considered that there would be no additional visual impact. The proposed daily vehicular movements would range from two to 10 maximum, which would be a reduction from the 50 movements from the existing flower packaging plant.

Having taken into account the guidance contained in Schedules 2 and 3 of the EIA Regulations and the PPG, the Waste Planning Authority does not consider that the proposed development would be more than of local importance, would not significantly affect environmentally sensitive locations or result in complex or hazardous effects and therefore it is unlikely to have significant effects on the environment by virtue of factors such as size, nature or location. As such an EIA is not required.

Informative

Environmental Impact Assessment (EIA) refers to the whole process by which environmental information is collected, published and taken into account in reaching a decision on a relevant planning application. Applications for planning permission for which EIA is required are referred to in the Regulations as 'EIA applications'.

Where EIA is required, information must be provided by the developer in an Environmental Statement (ES). This document (or series of documents) must contain the information specified by regulation 2(1) and in Schedule 4 to the Regulations. In certain cases, regulation 15 allows developers to obtain a formal opinion from the relevant planning authority on what should be included in the Environmental Statement ('a scoping opinion').

Right of Appeal

Where the relevant planning authority adopts a screening opinion that EIA is required, the developer may request a screening direction from the Secretary of State. Requests must be made in accordance with the provisions set out in the Regulations. (See Regulations 5 and 6 or, where appropriate, Regulation 7).