

Burrell, Becky

From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>
Sent: 20 October 2025 15:51
To: _planningadvice
Subject: Screening Opinion Decision Notice - PL/0062/25 at Laurel Lodge Farm, Hurn Road, Holbeach Hurn
Attachments: PL_0062_25 Screening Opinion Decision Notice.pdf

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Dear Sir/Madam

PLANNING REFERENCE: PL/0062/25

DEVELOPMENT: FOR OUTDOOR STORAGE OF MATERIALS, ADDITIONAL BUILDING AND STRUCTURES AND EXTERNAL GENERATORS (RETROSPECTIVE)

LOCATION: LAUREL LODGE FARM, HURN ROAD, HOLBEACH HURN

Please find attached a copy of the County Council's Screening Opinion Decision Notice in connection with the above application which should be placed on your statutory register.

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

Midwest Polychem
Midwest Business Park
Hurn Road
Holbeach Hurn
Spalding
PE12 8JB

Name and address of agent (if any)

Max Design Consultancy
Armstrong House
First Avenue
Doncaster
DN9 3GA

Part I - Particulars of request

Date of request:

23 September 2025

LCC Ref No:

PL/0062/25

Description of development:

For outdoor storage of materials, additional building and structures and external generators (retrospective)

Location:

Laurel Lodge Farm, Hurn Road, Holbeach Hurn

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: 20 October 2025

N McBride

Head of Planning

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

Statement of Reasons

The proposed development is considered to fall within the scope of the description of development within Categories 11(b) and 13 (b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”) as it is:

- An installation that would be used for the disposal of wastes (Category 11(b)).
- Development that would result in a change to, or extension of, a development falling within the above category that is already authorised, executed or in the process of being executed (Category 13(b)).

The application site lies within 50 metres of controlled waters and therefore falls within the applicable criteria and thresholds of Category 11(b) being (iii) the installation is to be sited within 100 metres of any controlled waters as identified in the EIA Regulations.

The Planning Practice guidance ‘Environmental Impact Assessment’ (PPG) expands upon the EIA Regulations, providing further guidance to help assess whether or not a development is likely to give rise to significant effects, and therefore if EIA is required. The PPG contains further indicative criteria and advises that EIA is more likely where Category 11b results in:

- New capacity, to hold more than 50,000 tonnes per year or to hold waste on 10 hectares or more.

For Category 13(b) the applicable thresholds/criteria are where: (i) that the development as changed or extended would have significant adverse effects on the environment, or (ii) whether the change or extension sought would meet or exceed the applicable thresholds and criteria which are identified as applicable for this type of development.

In this instance, the proposed development seeks to introduce outdoor storage, an additional building and structures and external generators within an existing waste facility. The footprint of the proposal would be approximately 0.28ha which lies wholly within the existing site which is 3.48ha in size. The operations and impacts would be similar in nature to those associated with the existing use of the wider site. Impacts, on amenity and management of drainage, would be appropriately mitigated through the existing environmental controls.

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 the proposed development to be likely to significantly affect controlled waters, or result in complex or hazardous effects, by virtue of factors such as its size, nature or location and 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).