



**TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT
ASSESSMENT) REGULATIONS 2017**

‘SCREENING OPINION’ (REG: 5 &7) (AS AMENDED)

Proposal Variation of conditions 4, (Operating Hours) 11 & 12
 (Noise) of Planning Permission CS/22/92808
at: Aquavitrum, 6 Riverside Industrial Estate, Conegar Road,
 Eastleigh SO50 6RQ

County Council Ref: CS/26/101147

Received 20 March 2026

Refer to footnote

Is the development listed in Schedule 1? No

Is the development listed in Schedule 2? Yes

11 Other projects

(b) Installations for the disposal of
waste (unless included in Schedule
1);

(i) The disposal is by incineration; or
(ii) the area of the development
exceeds 0.5 hectare; or
(iii) the installation is to be sited
within 100 metres of any controlled
waters.

13 Changes and extensions

(b) Any change to or extension of
development of a description listed
in paragraphs 1 to 12 of column 1 of
this table, where that development is
already authorised, executed or in
the process of being executed.

Either-

i) the development as changed or
extended may have significant
adverse effects on the environment;
or
ii) in relation to development of a
description mentioned in column 1 of
this table, the thresholds and criteria
in the corresponding part of column
2 of this table applied to the change
or extension are met or exceeded.

Is the development in a sensitive area?

The development is not completely or partly within a ‘sensitive area’ as
defined in [Regulation 2\(1\)](#) of Town & Country Planning (Environmental Impact
Assessment) Regulations 2017.

Criteria thresholds

The development has an area of 0.63 hectares and so (ii) the area of the development exceeds 0.5 hectare criteria.

The development therefore requires an Environmental Impact Assessment (EIA) screening.

Indicative thresholds

The Planning Practice Guidance (PPG) 'Environmental Impact Assessment' (paragraph 058, Reference ID: 4-058-20150326) advises on indicative criteria and thresholds, and the types of impact that are most likely to be significant, that should be considered when deciding whether an EIA is required in respect of developments of the types listed in Schedule 2 11b) Installations for the disposal of waste.

Indicative threshold

Installations (including landfill sites) 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 10 hectares or more. Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment.

Key issues to consider

Scale of the development and the nature of the potential impact in terms of discharges, emissions or odour.

Description of proposed development

The application site is an existing permitted Glass Recycling Facility which accepts household container glass, that has been mixed with other clean recyclates and collected at the kerbside. The material is separated offsite in third party MRF processes and delivered to the site in bulk for cleaning and final processing back into recycled glass products. The facility produces an aggregate sand product which is used in a range of construction uses.

The operations consists of an external glass recycling plant, a storage and office building, concrete storage bays, washdown/fuel areas, a weighbridge and ancillary equipment, and parking areas.

The facility has a maximum capacity of 72,000 tonnes of waste container glass per annum, with an estimated average capacity of c. 40,000 tonnes per annum. The facility is designed to have 20 tonnes per hour throughput capability. There is a maximum of 5,000 tonnes on-site storage capacity.

The application is for the variation of conditions 4, (Operating Hours) 11 & 12 (Noise) of Planning Permission CS/22/92808 to extend the currently permitted operating hours to allow for greater flexibility in the operation of the business, and to support the proposed extension of hours a new criterion is proposed across Noise Sensitive Receptors to reflect the more sensitive operational hours. It is proposed to update the criteria in conditions 11 and 12 to reflect this.

The currently permitted operating hours (condition 4) are 07:00 to 18:00 Monday to Saturday and with no working taking place on Sundays or Public Holidays. The proposed hours of operation are from 06:00 – 23.00 Monday to Sunday with no work to be taking place on recognised Public/Bank Holidays.

Location of the proposed development

The application site is located within Riverside Industrial Park, Eastleigh, to the south-east of Tower Industrial Estate. The site has an area of 0.63 hectares, is relatively flat, and is an allocated employment site in the adopted Eastleigh Borough Local Plan.

To the south-west of the Application Site is the Eastleigh to Fareham railway line, and beyond that open fields. To the north-west is also currently open fields, this area has an extant planning consent for an Energy Recovery Centre, and was recently granted planning permission for a Materials Recovery Facility. To the immediate north-east and east are Blaze Construction and Utili-light which operate under the B8 planning permission of which the Glass Recycling Facility land previously formed a part. The land further to the north is occupied by a Wastewater Treatment Works. Southampton Airport is located approximately one kilometre to the south-west.

The site is served by a single vehicular access which ultimately emerges onto Chickenhall Lane, after passing past the existing Industrial Estate and Waste Water Treatment Works. Chickenhall Lane has a junction with Bishopstoke Road (B3037) which runs west to east from Southampton Road (A335) to Botley Road. The A335 provides direct access to the strategic road network via Junction 5 of the M27 and junction 12 of the M3.

The River Itchen lies approximately 25 metres (m) to the south and 120m to the west/south-west of the site.

The nearest residential properties are situated approximately 400m north/north-west of the site. They are situated on the western boundary of the Wastewater Treatment works and adjoin and use Chickenhall Lane for vehicular access too.

Whilst the site is situated on the southern margin of a largely industrialised/commercial area, it does border undeveloped land classed as countryside to its west, south-west and south.

Screening Criteria

Development listed in Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires an EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location.

It is noted that the Planning Practice Guidance (PPG) Environmental Impact Assessment paragraph 018 Reference ID: 4-018-20170728 states 'Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment... it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits.

Schedule 3 – 'Selection criteria for screening Schedule 2 development' of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires the consideration of three matters when screening Schedule 2 developments to determine whether the development is EIA development:

- Characteristics of the development;
- Location of development; and
- Characteristics of the potential impact.

Constraints

Historic Designations

None, including all statutory and non-statutory designations, within a 1 kilometre (km) radius of the site, and therefore, the proposal will not generate any significantly adverse effects in terms of heritage.

Controlled Waters

The site is not located in a sensitive surface water area being in Flood Zone 1, the lowest risk zone. However, Zones 2 and 3 lie in close proximity to the site in association with the River Itchen. It is not situated in a designated sensitive groundwater area and only classified as medium vulnerability to groundwater pollution from surface activities. The proposed changes to the operational

hours and acceptable noise levels would not have any significant impact on the water environment.

Visual

The site is not located in a sensitive landscape setting. The proposal is for a variation of conditions 4, (Operating Hours) 11 & 12 (Noise) of the extant permission to extend the currently permitted operating hours and to introduce a new criterion across Noise Sensitive Receptors to reflect the more sensitive operational hours.

The applicant is not proposing any other amendments to the site or the site operations, the existing plant and equipment will continue to operate in accordance with the existing extant planning permission. Therefore the proposal itself would be unlikely to have significant impacts on the local character and amenity.

Ecology and biodiversity

The River Itchen Site of Special Scientific Interest (SSSI) is situated within 25m and 120m south and west/south-west of the site respectively and the River Itchen Special Area of Conservation (SAC) approximately 110m due east. No protected species or their habitats are present within the site.

The site itself and its emissions are well understood, and the site operations will continue to be regulated by an Environmental Permit. The proposal does not seek any other changes to the site operations, and these would remain as per the existing planning permission, but seeks permission to allow an increase in operational hours and revised acceptable noise levels

This development is contained within the existing curtilage of the Glass Recycling Facility and will not create any changes to the site build and its current operations beyond its currently permitted operational hours. Consequently, it is considered that the proposal would not generate any significant ecological impacts. Overall, it is unlikely that the proposal would generate any significantly adverse effects on local ecology and biodiversity.

Traffic

Traffic is controlled by condition 16 of the extant permission that the no more than 45 vehicles / 90 two-way movements, comprising 11 heavy goods vehicles (HGVs) / 22 HGV two-way movements importing waste glass and exporting treated glass products, shall enter and exit the site each working day during permitted hours of opening. The proposal would not change this condition as the total volumes of material are proposed to remain as currently permitted (as a result the vehicle movements will remain as existing).

No changes to the currently approved site access are proposed and operations would continue to use the existing internal access road shared by the adjoining construction business that joins Chickenhall Lane.

The proposed the variation of condition 4, (Operating Hours) to 06:00 – 23.00 Monday to Sunday with no work to be taking place on recognised Public/Bank Holiday, to increase flexibility in the timing of deliveries and operation of the processing plant would not increase to the amount of waste processed on the site and the total number of trips would not exceed the currently allowed numbers.

Subsequently as a result of the proposal the overall impact on the local road network would not be likely to generate any significantly adverse effects on the operation of, capacity and/or safety of the highway.

Noise

The proposed increase in the operating hours of the site indicates noise emissions from the site may marginally exceed the level currently required by condition 11, which is 5dB below the background noise level. However, it is noted that these exceedances are marginal and measured to be only 1dB above the criteria when rounded to the nearest whole number.

Whilst there may be a resulting change in the timing and increase in operational noise experienced by the nearest noise sensitive receptors as a result of the proposal, these are not considered to be considerably significant enough as to require an Environmental Impact Assessment.

Air Quality (including dust and odour)

The proposal does not increase the throughput of the site and therefore the operations are not expected to give rise to any discernible increase in air quality emissions above existing levels. There would continue to be on-site dust management measures and odour is unlikely to be an issue due to the composition of waste materials processed at the site.

The overall impact through air quality emissions is unlikely to be significant and would not have a significant adverse impact or effect locally or on the nearest sensitive receptors as a result.

Other

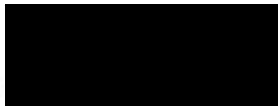
The applicant will continue to follow issued Environmental Permit's restrictions or Exemption from Permitting (granted and regulated by the Environment Agency), to process, store and sort these wastes and export any products and unfit materials. Controls on permitted waste types, waste handling, storage, and containment, on emissions to the environment (air, water and land) and protecting human health would mitigate any operational impacts in this regard.

The Planning and Permitting regimes are intended to complement not conflict with or duplicate controls imposed by each other.

Conclusion

Taking into account the 'characteristics of the development' and the 'location of the development', the Waste Planning Authority considers that the proposed development would not result in any significant environmental effects taking into account the magnitude, spatial extent, nature, transboundary nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact; or the cumulation of the impact with any other existing and/or approved development, and the possibility of effectively reducing the impact. Therefore, the Waste Planning Authority considers that the proposed development is not EIA development. An Environmental Statement would, therefore, not be required.

The proposed development **is not** an **EIA development** under the **Town & Country Planning (Environmental Impact Assessment) Regulations 2017**.



Director of Universal Services
Date 01/04/2026

Notes

An EIA development must **either**:

1. be within Schedule 1 **or**;
2. be within Schedule 2 **and** within a 'sensitive area' **or** above thresholds/criteria,
3. **or** otherwise 'likely to have significant environmental effects'.

Any reference to 'significant' for the purposes of this screening opinion is in the context of the high threshold of 'significant' for the purposes of EIA development only and should not be taken as prejudgement of the determination of a planning application, if one is required. This decision does not prejudice any later screening assessment of the planning application.