



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

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

Proposal **Change of use from redundant agricultural land to open
storage (minerals and waste uses)**
at: **Jacksons Farm, Bubb Lane, West End Hampshire SO30
2HL**

County Council Ref: CS/24/97256

Received 9 April 2024

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);

(iii) the installation is to be sited
within 100 metres of any controlled
waters.

Site

The application site measures approximately 0.24 Ha and is located on the urban edge of Hedge End at Jacksons Farm, Bubb Lane and comprises a roughly square parcel of redundant and partially demolished agricultural buildings and their curtilages which previously formed the agricultural yard at Jacksons Farm.

Proposal

The proposal is for a change of use of redundant agricultural land to open storage (minerals and waste uses) for a temporary 5 year period. The site would be used for the storage of bulked primary and recycled (secondary) aggregate products, to support an aggregates sales delivery business, and the storage of full skips to support to an existing nearby waste transfer operation (UPVC and metals).

Constraints

The site is not located within an ecologically designated area. The closest statutory ecological designations are Moorgreen Meadows Site of Special Scientific Interest (SSSI) which lies approximately 1.3km south west of the site, and the River Itchen SSSI and Special Area of Conservation (SAC)



which lies approximately 2.9km north west of the site. There is also a non-statutory ancient woodland, Scoreys Copse, approximately 0.6km north east of the site. The site is located in Flood Zone 1 (land at the lowest risk of flooding) and there are no nearby watercourses.

Indicative Criteria

A [table of indicative thresholds](#) for developments that would require an EIA are provided in the Annex of the '[Environmental Impact Assessment](#)' [Planning Policy Guidance](#). The indicative threshold of the scale of Schedule 2 development type that would potentially be an EIA development is provided below. Depending on the environmental sensitivity of the location, a lower threshold may be necessary at which significant effects are likely. The key issues to consider in the Schedule 2 development that might have relevance to the EIA are also presented.

11. OTHER PROJECTS			
<i>Development type</i>	<i>Schedule 2 criteria and thresholds</i>	<i>Indicative criteria and threshold</i>	<i>Key issues to consider</i>
(b) Installations for the disposal of waste (unless included in Schedule 1);	(iii) the site is within 100m of controlled waters.	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	Scale of the development and the nature of the potential impact in terms of discharges, emissions or odour.

Whilst indicative only, the table supports that the proposed development will is not likely to have significant environmental effects. The site will handle a small number of full skips UPVC and metals acting as an overflow site with no processing of these material occurring on site. Due to the minor scale of the proposal it is considered that the development is not considered likely to have any significant effects on the environment and therefore does not require an Environmental Impact Assessment.



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Is the development likely to have significant effects on the environment?

The proposed development **is not** an **EIA development** under the **Town & Country Planning (Environmental Impact Assessment) Regulations 2017** as the site is not within an environmentally sensitive area and the proposed development is not likely by nature of its type, scale and siting to cause any significant environmental effects.



Director of Universal Services

Date 29 April, 2024

*Note: An EIA development must **either**:
be within Schedule 1 **or**;
be within Schedule 2 within a 'sensitive area' **and/or** above thresholds/criteria
and/or 'likely to have significant environmental effects'.*