

SCREENING OPINION: TOWN & COUNTY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (as amended)

Application No(s):

3/2026/0112 and

3/2026/0113

Site Address:

Wheatley Farm, Four
Acre Lane, Longridge,
PR3 2TD

Brief description of Development:

Proposed construction of
poultry house to
accommodate 16,000
free-range chickens for
egg production.

NB: no need to complete this for Sch 1 development as EIA mandatory. This is to establish a) whether a scheme falls to be Sch 2 development and b) if it is Sch 2 development to form an opinion on the environmental significance.

1) Does the proposal meet the broad description given in Schedule 2, Column 1 of the Regs?

Yes

No (no further action required)

Ref No	Relevant Description
1c	Intensive livestock installations

2) Does the proposal exceed threshold criteria in Schedule 2, column 2 of the Regs?

Yes

No

Relevant threshold / criteria from Regs	Relevant proposed details of development scheme
The area of new floorspace exceeds 500 sqm	The floorspace of the resultant building is 1,443 sqm

3) Is the development within, partly within or near a 'Sensitive Area'?

i.e. SSSI and European Sites SPA/SAC/RAMSAR, AONB, World Heritage Site or Scheduled Monument

Yes

which area? AONB

go to 4

No

If answer to 2 + 3 is 'No' the proposal is not Schedule 2 / EIA development - complete EIA Screening Opinion Decision. If answer to 3 is No but answer to 2 is 'Yes' **go to 4**

Assessing sensitivity of Schedule 2 development based on Schedule 3.

4a) Does the proposal exceed the 'indicative threshold' criteria of the NPPG - EIA Annex: Indicative Screening Thresholds (column 3 in the table at Paragraph 58)?

- Yes (Positive screening opinion **likely** - complete table and go to 4b)
 No (Positive screening opinion **unlikely unless within a sensitive area** - complete table and go to 4b)

Relevant threshold / criteria from NPPG	Relevant proposed details of development scheme
Installations designed to house more than 750 sows, 2,000 fattening pigs, 60,000 broilers or 50,000 layers, turkeys or other poultry	The proposed building would accommodate 16,000 chickens for egg production

4b) Key issues to consider as identified in the NPPG: EIA Annex (column 4 in the table at Paragraph 58)?

Level of odours, increased traffic and the arrangement for waste handling.

5) Complete separate 3 page "screening sheet" having particular regard to 4b

6) Having regard to 4b and 5, tick all which apply to the proposal and would be likely to raise concerns:

Characteristics of the development

Size and Scale	<input checked="" type="checkbox"/>	Production of Waste	<input checked="" type="checkbox"/>
Cumulative impact with other development	<input checked="" type="checkbox"/>	Risk of accidents (E.g. Substances / technology used)	<input type="checkbox"/>
Use of natural resources	<input type="checkbox"/>	Pollution and nuisance	<input type="checkbox"/>

Location and environmental sensitivity

Existing land use(s)	<input checked="" type="checkbox"/>	Existing environmental quality	<input checked="" type="checkbox"/>
Capacity of natural resources	<input type="checkbox"/>	Densely populated areas	<input type="checkbox"/>
Environmental absorption capacity	<input type="checkbox"/>	Landscapes / archaeological significance	<input checked="" type="checkbox"/>

Potential impacts

Geographical area to be affected	<input type="checkbox"/>	Probability of the impact	<input type="checkbox"/>
Magnitude and complexity of the impact	<input type="checkbox"/>	Duration, frequency and reversibility of the impact	<input type="checkbox"/>
Any transfrontier issues	<input type="checkbox"/>		

Additional Comments / Conclusions:

The development proposes the construction of a poultry house to accommodate 16,000 free-range chickens for egg production with a total floorspace of 1,443 sqm. The application site comprises an undeveloped parcel of agricultural land associated with Wheatley Farm and located off Four Acre Lane, Longridge. Whilst the development does not exceed the stipulated threshold of 50,000 layers as set out in section 4a above, the proposal exceeds the threshold criteria in Schedule 2 1c and is in a sensitive area and therefore still needs to be screened and has been considered against EIA Annex set out in the NPPG.

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Screening Exercise complete. EIA Screening Opinion Decision

Sc 2 development – threshold exceeded / criterion met / sensitive area and likely to have significant effects on the environment Request ES - deal with application as EIA development. On receipt of ES consult statutory consultees and notify SofS

Sc2 development – not likely to have any significant effects on the environment ES not required - determine application as normal

Sc 2 development but effects not clear at this stage File to be reviewed at a later stage - further consultation may be required

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Date: 6th March 2026