

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	20250932	Brief description of the project / development	The demolition of existing buildings to provide an EV charging hub and petrol filling station, including 24 charging bays and supporting electrical infrastructure (12 charging upstands, three substations and two network cabinets), six pump islands with canopy above, a forecourt shop/amenity building, customer parking, two air and water spaces and associated hardstanding and landscaping, accessed from the Wrotham Road/eastbound A2 roundabout junction
Appellant			
LPA	Gravesham Borough Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No – the project does not fall within Schedule 1 Development set out in The Town and Country Planning (EIA) Regulations 2017
If YES, which description of development (THEN GO TO Q4)			N/A
Is the project Schedule 2 development under the EIA Regulations?			Yes – the project does fall within Schedule 2 Development set out in The Town and Country Planning (EIA) Regulations 2017
If YES, under which description of development in Column 1 and Column 2?			10. Infrastructure projects – (b) Urban development projects – (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No - the project does fall within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (EIA) Regulations 2017
If YES, which area?			N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes - the development includes more than 1 hectare of urban development which is not dwellinghouse development.
If yes, which applicable threshold/criteria?			N/A
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			N/A

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

If yes, is the SO/SD positive?	N/A
4. ENVIRONMENTAL STATEMENT	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No – an ES has not been supplied with planning application 20250932

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERING TO THE PROJECT / DEVELOPMENT.

A Screening Criteria Question		B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .	
5. NATURAL RESOURCES					
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?		No	No changes are proposed to the site levels	No	No changes are proposed to the site levels
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?		Yes	The construction and operation phases will utilise natural resources, however, this will not be unique to this development and with sufficient provision existing in national and sub-regional plans such as the Kent Minerals and Waste Local Plan.	No	No significant effects are likely as a result of the use of natural resources during construction, operation, decommissioning or post decommissioning.
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?		No	The site is previously developed land, which does not contain scarce resources which would be affected by the project.	No	No significant effects are likely as a result of the proposal.
6. WASTE					
6.1 Will the project produce solid wastes during construction or operation or decommissioning?		Yes	Waste will be generated during the construction, operation and decommissioning phases. The former and later will be as a result of the construction and demolition works.	No	No significant effects are anticipated during the construction and demolition phases, due to the need to follow best practice and to utilise licenced waste carriers. The operational phases

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
				would not cause environmental impact at this scale, with waste managed through best practice and licenced waste carriers.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	During the construction of the Proposed Development, dust from construction works and emissions from construction vehicles are likely to be generated, which may lead to some indirect and localised temporary effects such as disruption on the local road network for other road users, dust, noise and emission of pollutants.	No	No significant effects are anticipated due to the need to follow best practice, regulations and legislative requirements.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	During the construction, operational and demolition phases.	No	Suitable mitigation will be imposed via management plans for the construction and demolition phases. During the operational phase, the proposal has the potential to cause noise, release light and heat. This can be suitably mitigated through the application process.
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Potential for leachate from plant and vehicles during construction, operational and demolition phases.	No	Suitable mitigation can be secured via the application process.
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	The Site is within Flood Zone 1, and within a Groundwater Source Protection Zone 2.	No	The operation will not pose a hazard to groundwater, with waste and waste water managed and mitigated following industry specific standards.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes The risk of major accidents during construction, operational and decommissioning phases is not anticipated to significant. There will be a degree of risk to workers participating in construction, operational and demolition phases, but this would be in keeping with industry norms.	No Industry specific Health and Safety mitigation will mitigate risks.
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No Due to the scale and location of the proposal, no risk is anticipated to the population and human health during construction, operation or decommissioning.	No No significant effects are anticipated due to the need to follow best practice, regulations and legislative requirements.
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	No See 7.4, beyond this there are no water resources within or adjacent to the site.	No Existing water resources are sufficiently distanced from the site and will not be impacted by the proposal directly or indirectly.
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the	No There are no protected areas within or immediately adjacent to the site.	No Existing protected areas are sufficiently distanced from the site and will not be impacted by the proposal directly or indirectly. There are sites that may be passed via vehicular traffic going to / coming from the site, however, these traffic flows are not anticipated to impact these protected areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).				
10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	Some trees will need to be removed and there may be some loss of habitat.	No	Existing legislative requirements mean that the proposal will be required to deliver biodiversity net gain at the application stage.
11. LANDSCAPE AND VISUAL				
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	The site sits within the Metropolitan Green Belt. The nearest sensitive area (AONB and SSSI) is approx. 3.4km to the east.	No	The new buildings will be smaller and less visible than the existing buildings. A landscape visual assessment will be submitted with the application to demonstrate this.
11.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	The site is in a location that is highly visible from the Tollgate A2 junction and A2 slip road. With limited local views from surrounding properties.	No	The proposal will need to demonstrate that it meets the requirements of Local Plan Core Strategy Policy CS19, as well as the National Planning Policy Framework in respect of design, as such it's visual impact can be mitigated at the application stage.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes The site is located within an area of archaeological potential. Whilst trips to the site may entail driving past such assets, these trips predominantly would be existing trips on the highway network.	No No significant effects are anticipated due to the need to follow best practice, regulations and legislative requirements.
13. TRANSPORT AND ACCESS		
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes There are footpaths and cycle routes.	No There are no plans to change the access or the public/cycle footpaths.
13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes Access to and from the A2.	No Kent County Council (the local highway authority) and Highways England (who are responsible for the strategic road network), together with the requirement to comply with Policy CS11 of the Local Plan Core Strategy and the NPPF, will mitigate any impacts upon the local and strategic road networks at the application stage.
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce,	No The closest facility is the Cyclopark which will not be affected by the proposed development.	No See Section 8.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.				
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	There are no other proposed developments to date.	N/A	N/A
15. LAND STABILITY AND CLIMATE				
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	No known risk.	N/A	N/A
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	No, other planned developments within the Borough and adjacent to the Borough are not anticipated to result in in combination impacts during the construction or operational phases.	N/A	N/A
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	The proposal does not generate transboundary effects due to the geographical location of England with other nations.	N/A	N/A

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposed development has been assessed against the criteria in Schedules 2 and 3 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). It is considered that an Environmental Statement is not required as the proposed development is unlikely to result in significant impacts on the environment.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	Yes
Is it necessary to issue a SD?	Yes
Is an ES required?	No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	X
More information is required to inform direction	Request further info	

21. REASON FOR SCREENING

At the request of the applicant.

NAME	Alison Webster
DATE	23 September 2025