

Environmental Impact Assessment Screening Report

Land west of Norwood Lane, Meopham

October 2025

Turley

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Document Version	Lead Author	Reviewed By	Approved By
V1 (Draft)	EC	MM	MM

1. Introduction

- 1.1 Taylor Wimpey Strategic Land (the Applicant) has submitted an outline planning application for the construction of up to 150 residential dwellings, access, landscaping, drainage and associated infrastructure (the Proposed Development) on approximately 7.41 hectares (ha) of land to the west of Norwood Lane, Meopham (the 'Site'), as shown on **Figure 1**.

- 1.2 This Environmental Impact Assessment (EIA) Screening Report has been prepared in support of a request for an EIA Screening Opinion from Gravesham Borough Council (GBC). The report has been prepared in accordance with Part 2 of The *Town and County Planning (Environmental Impact Assessment) Regulations 2017* (as amended)ⁱ (hereafter referred to as the 'EIA Regulations').

The EIA Regulations

- 1.3 In order to be considered 'EIA Development' proposals must fall within the definitions of development set out in Schedules 1 and 2 of the EIA Regulations. Case law has established that the EIA Regulations have a broad purpose and scope, and the Schedules are not to be considered in a narrow manner e.g. demolition activities, while not specifically listed may be considered EIA Development.
- 1.4 Schedule 1 development relates to large scale processes and activities, e.g. the construction of new power stations, that would clearly result in significant effects on the environment and therefore there are no accompanying thresholds as seen in Schedule 2. Schedule 2 relates to development that could have significant effects on the environment depending on the scale and location of the development and the characteristics of any potential effects of the development. The thresholds in Schedule 2 do not apply if a site is located in a 'sensitive area'¹.

Need for EIA Screening

- 1.5 The Proposed Development is considered to fall under Schedule 2, 10(b) as an '*urban development project*' over 5ha in area. As outlined within the EIA Regulations and Planning Practice Guidance (PPG), exceedance of the threshold/criteria does not automatically mean that a proposal is 'EIA Development', but rather that the "*...proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required*"ⁱⁱ.

Report Structure

- 1.6 In order to determine the potential for likely significant effects for development identified as falling within Schedule 2, local planning authorities should use the criteria set out in Schedule 3 of the EIA Regulations. The Schedule 3 criteria address the:

¹ These are defined in Regulation 2 of the EIA Regulations as including Sites of Special Scientific Interest / National Parks / National Landscapes (formerly known as Areas of Outstanding Natural Beauty) / World Heritage Sites / Scheduled Monuments / The Broads / Special Protection Areas and Special Areas of Conservation

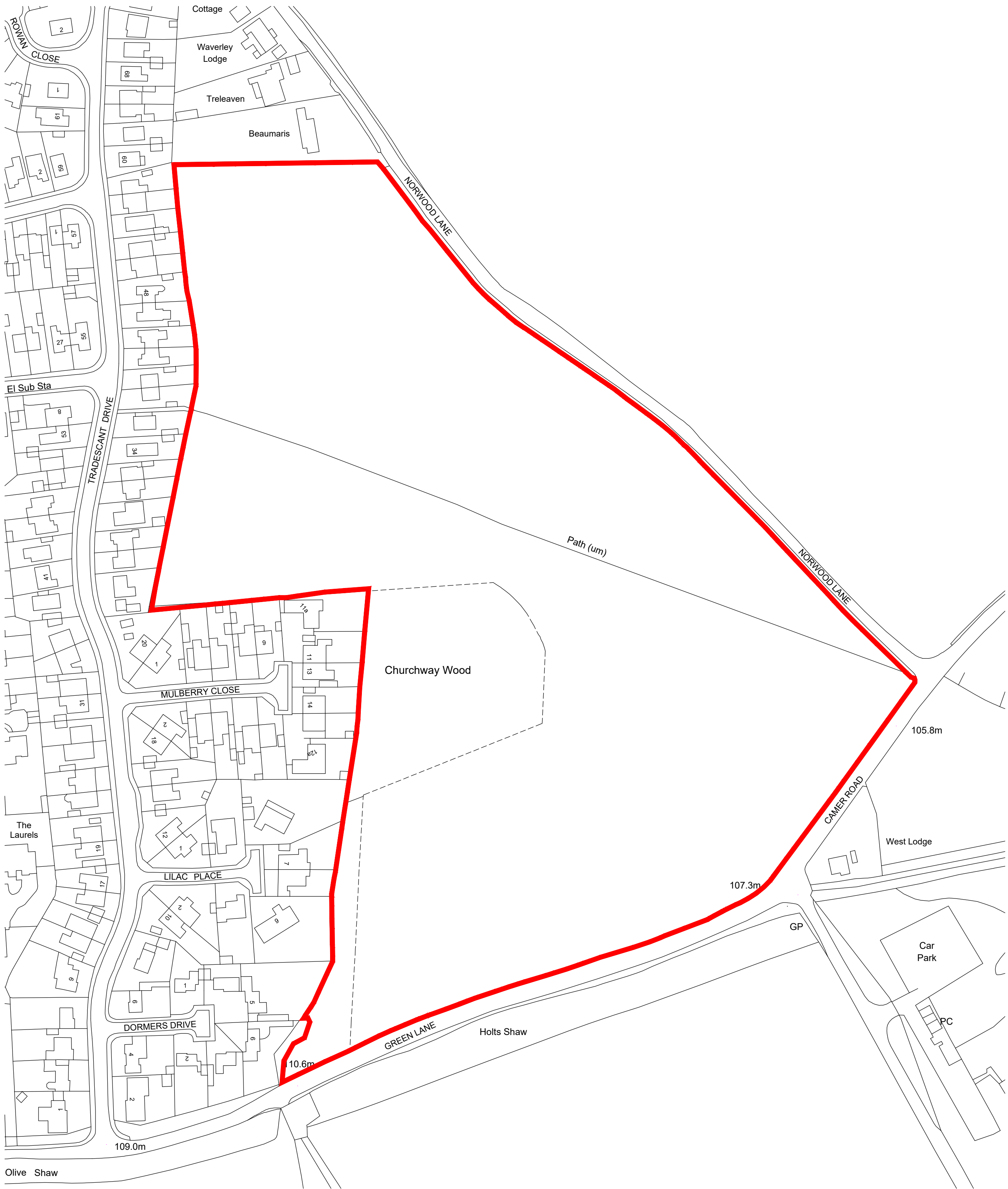
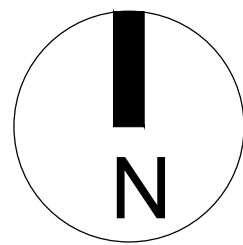
- Characteristics of development;
- Location of development; and
- Types of characteristics of the potential impact.

1.7 Accordingly, as required by Schedule 3 and Regulation 6, Paragraph 2 of the EIA Regulations, this report includes the following information:

Table 1.1: Regulation 6 EIA Screening Requirements

EIA Regulations 2017 – Regulation 6	Location in Screening Report
<i>“(a) a plan sufficient to identify the land</i>	Figure 1
<i>(b) a description of the development, including in particular;</i> <i>(i) a description of the physical characteristics of the development and, where relevant, of demolition</i> <i>(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected</i>	Chapters 2 and 3
<i>(c) A description of the aspects of the environment likely to be significantly affected by the development</i>	Chapter 2
<i>(d) To the extent of the information is available, a description of any likely significant effects of the development on the environment resulting from;</i> <i>(i) The expected residues and emissions and the production of waste, where relevant</i> <i>(ii) The use of natural resource, in particular soil, land, water, and biodiversity</i>	Chapters 2 and 5
<i>(e) Such other information or representations as the person making the request may wish to provide or make, including any features of the development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”</i>	Chapters 3, 5 and 6

1.8 The information provided within this report is considered sufficient to inform GBC’s Screening Opinion, in accordance with Regulation 6, Paragraph 2 of the EIA Regulations.



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Rev	Date	Revision Details	Dr	Ch
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London: 76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com

Sussex: 64 - 68 Brighton Road, Worthing
West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com

Bristol: Westworks, Beacon Tower
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com

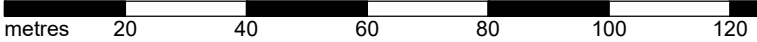
ECE Architecture
www.ecearchitecture.com

Client's Name
Taylor Wimpey

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Meopham**

Drawing Title
Location Plan

Scale
1:1250 @ A1 / 1:2500 @ A3



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KB	KE	11.08.25

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Status
INFORMATION

2. Site and Surrounding Area

- 2.1 The existing environmental conditions on the Site and in the surrounding area have been informed through review of online databases and planning application documents.

Site Context

- 2.2 The Site, located to the south-east of the village of Meopham (Hook Green) in north west Kent, comprises single large arable field, bound by areas of ruderal/ephemeral vegetation and species-poor grassland field margins, with thin, species-poor and heavily managed hedgerows.
- 2.3 The broadly triangular site includes Churchway Wood and is bordered by: the gardens of residential dwellings on Dormers Drive, Lilac Place, Mulberry Close, and Tradescant Drive on the western boundary of the Site; residential dwellings and their gardens on Norwood Lane, and Norwood Lane on the eastern boundary; and Green Lane to the south. In the wider area, to the north, east and west lie agricultural fields. To the west and northwest is Hook Green with agricultural fields beyond.
- 2.4 The topography across the Site gradually slopes rising from the lowest point at approximately +96m AOD in the north, to the highest point at approximately +111m AOD in the south-western corner, adjacent to Green Lane.
- 2.5 A footpath (Public Right of Way (PRoW) NS250) crosses the Site from the south-eastern corner to the western boundary, where it connects to Tradescant Drive. There is an existing pedestrian footway network at the main Site access point, on Green Lane, which provides connections to several local amenities including a primary and secondary school, shops and leisure facilities and public transport services within walking distance of the Site. The existing highway network includes Green Lane, the A227 Wrotham Road and Norwood Lane, of which all provide direct connections to the A2, which link the Site to Cobham and Gravesend. Meopham and Sole Street Railway Stations are located approximately 570m west and 600m northeast of the Site, respectively.

Environmental Baseline Conditions

- 2.6 A review of baseline conditions has identified the following:
- The Site is not within An Air Quality Management Area, the nearest is associated with the A2, 3.5km to the north;
 - There are no Sites of Special Scientific Interest, Special Area of Conservations, Ramsar sites, or Special Protection Areas on, or within 2km of, the Site. Furthermore, the Site is outside the 6km zone of influence for the Medway Estuary and Marshes SPA/Ramsar; Swale SPA/Ramsar; and Thames Estuary and Marshes SPA/Ramsar.
 - There are no recorded Scheduled Monuments, Registered Park and Gardens, Registered Battlefields on or within 2km of the Site;

- The Site is in Flood Zone 1 and is at low risk of flooding from fluvial sources. The Site is also site is at 'very low' surface water risk; and
- Archaeological assessment and investigation to date suggest that the Site has a low potential to contain evidence relating to any past period of human activity.

2.7 The review identified the features set out in Table 2.1, which are located on or immediately adjacent to the Site and against which any screening consideration needs to be made.

Table 2.1: Key Characteristics of the EIA Study Area

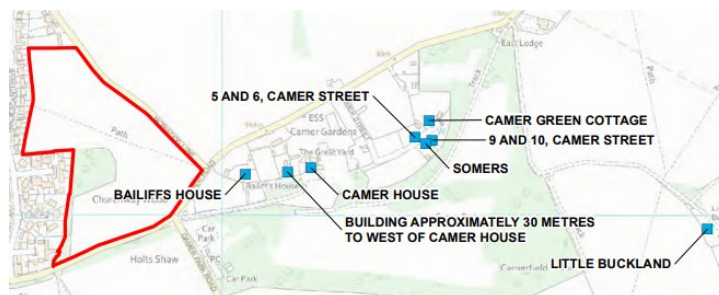
Technical topic	Summary
Landscape and Views	• The Site is located within Meopham Downs landscape character area of the 2009 Gravesham Landscape Character Assessmentⁱⁱⁱ. • The Kent Downs National Landscape lies immediately adjacent to the southeast of the Site and extends east.  • Zone of Theoretical Visibility mapping identified that the key views towards the Site are from: Norwood Lane; Camer Road/Green Lane, the public footpath which crosses the Site; and a public footpath between Sole Street and Norwood Lane 
Agriculture	• The Site is classed as 'Grade 2' under the provisional Agricultural Land Classification mapping^{iv}.
Water Environment	• The Site is located within Zones II and III of a groundwater Source Protection Zone.
Biodiversity	• Shorne and Ashenbank Woods SSSI is approximately 2.7km north-east.

Technical topic	Summary
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- North Downs Woodlands SAC is located approximately 2.9km to the southeast of the Site.
- The following ecological surveys in support of the Proposed Development have been undertaken: Phase 1 Habitat Survey, Bats, Badger, Breeding Birds, Dormouse and Reptiles.



- Built Heritage and Archaeology
- Hook Green Conservation Area is located 280m to the west of the Site; The Street Conservation Area is located 600m to the south.
 - A number of Grade II listed buildings are located within 1km of the Site.



Identification of Sensitive Receptors

- 2.8 The receptors in Table 2.2 have the potential to be affected by the Proposed Development.

Table 2.2: Sensitive Receptors

Topic	Receptor
Air Quality	• Nearby residential areas to the west and north of the Site.
/ Noise	• Visitors to the Kent Downs National Landscape
Built Heritage	• Grade II listed assets
Landscape and Views	• Visitors to the Kent Downs National Landscape immediately adjacent to the southeast of the Site.

Topic	Receptor
Biodiversity	• PRow crossing the Site.
	• On and off-site protected sites, habitats and species including Churchway Wood.

3. Proposed Development

- 3.1 The Proposed Development is for up to 150 residential dwellings including access, drainage and landscaping. The housing will consist of a mix of dwellings including market, affordable and custom build dwellings ranging from 1-bed flats to 5-bed houses.

Access and Active Travel

- 3.2 The existing PRow crossing the Site will be retained and set alongside a road which will cross open spaces, landscaped and residential areas. The main access to the Site will be via a priority junction from Green Lane to the south-west of the Site. It is proposed that the existing footway which currently extends circa 60m from the junction of Green Lane and Tradescant Drive, is extended along Green Lane to meet the main site access. A secondary access will serve as an emergency access point in the north of the site onto Norwood Lane. Car and cycle parking spaces will be provided in line with the parking standards and confirmed at the reserved matters stage.

Drainage and Flood Risk Management

- 3.3 The Site will incorporate sustainable drainage systems (SuDS) to manage surface water run-off. Infiltration basins will be strategically located around the Site.

Landscaping Proposals and Biodiversity Enhancements

- 3.4 The Proposed Development includes repair and reinforcement of boundary hedgerows, introduction of large maturing hedgerow trees, creation of new public open spaces, careful consideration of streetlighting, enhancements to Churchway Wood, and new native buffer planting at the Site peripheries. SuDS within the site will include ecologically sensitive designs.

Construction

- 3.5 Construction is anticipated to commence in 2027, subject to gaining planning permission. The Proposed Scheme will be delivered in a phased manner and, whilst subject to market demand, first completion is expected 2028 and final completion is anticipated in 2030.

Mitigation

- 3.6 Regulation 6, Paragraph 2(e) allows for the identification of measures to avoid and/or prevent significant adverse environmental effects;

“A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following-...

...(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”.

- 3.7 As part of this appraisal, mitigation measures have only been considered if they are specific, easily achievable and if there is a high degree of confidence in their effectiveness and implementation. The mitigation measures forming part of the development are as set out above and a suite of further additional standard mitigation measures for development of the nature proposed in this screening report are set out in Table 3.1.

Table 3.1: Mitigation to be secured through Planning Permission

Environmental Effect	Mitigation Measure
Construction Phase	
Construction dust, noise, traffic, surface water, views, waste, other, other	A Construction Environmental Management Plan (CEMP) alongside a Construction Traffic Management Plan (CTMP), will be prepared by the appointed contractor in advance of the construction stage works and submitted to GBC for approval. The document will provide details and principles to avoid and effectively manage potential adverse effects upon the environment. It will include measures in line with all relevant government and industry standards, codes of practice and best practice measures. Measures to be set out in the CEMP include, but are not limited to: • Dust Management Plan^v; • Temporary noise measures, where necessary which includes the use of hoarding, the use of practicable measures to control noise at source and the use of low-vibration working methods; • Localised focused ground investigation where required with any requisite remediation measures agreed with EBC; • Safe removal of hazardous materials during demolition, including asbestos, in accordance with the Control of Asbestos Regulations 2012^{vi}; • On-site reuse of crushed demolition materials (e.g. brick and concrete) where appropriate to reduce waste and HGV movements; • Management of soil storage to maintain quality; • Standard contamination prevention measures; • Implementation of a Site Waste Management Plan, whereby the appointed contractor will manage construction related waste in line with The Waste (England and Wales) Regulations 2011^{vii} and adoption of best practice to minimise waste; • Pre-construction ecological surveys including protection of retained ecological features including trees and hedgerows; • Control of working hours and careful use of lighting which will be designed in accordance with relevant guidance^{viii}; and • The careful sourcing of construction materials to minimise greenhouse gas emissions.

Environmental Effect	Mitigation Measure
Completed Development	
Population and Human Health	• Active travel will be facilitated throughout the Proposed Development through: ○ the provision of a network of footpaths and cycle ways ○ implementation of travel plan • The uptake of active travel measures will also result in beneficial effects on local air quality, and where driving is required the Proposed Development will include electric vehicle charging points. • Wayfinding posts, educational signage and information boards installed throughout the public open spaces. • Dwellings orientated to front public open spaces and provide natural surveillance. • Provision of attractive landscape spaces.
Transport and Access	• Existing Prow will be retained and set alongside access road, transitioning through open spaces and landscaped areas. • Feature landscaped area to terminate main access road and provide transition of PRow in to and out of the Site. • Pedestrian access point onto Green Lane to link the proposed development with Camer Country Park. • 3.7m cycle and pedestrian link to act as emergency access point. • Proposed footpath to west of site access to integrate with existing footpath on Green Lane.
Drainage, Flood Risk and Groundwater	• A detailed flood risk assessment and drainage strategy will be prepared in support of the planning application to prevent on and off-Site flood risk as a result of the Proposed Development. The assessment will consider climate change requirements. • Attenuation basins to capture surface run-off and linked with water flowing towards lower part of the Site.
Landscape and Visual	• View corridor to allow long range views northwest towards the Church of St Mildred in Nurstead, and southeast towards Kent Downs National Landscape. • 15m landscape buffer to southeastern corner where the Site adjoins the boundary with Kent Downs National Landscape to minimise potential adverse impacts on the designated area. • Proposed native trees integrated into the streetscape and areas of public open space to increase tree cover in the setting of the National Landscape and reduce visual impact of the proposed dwellings

Environmental Effect	Mitigation Measure
Waste	The development will result in operational wastes including typical domestic and municipal waste which will be collected and recycled / disposed of in accordance with GDC LPA policy.
Lighting	The Proposed Scheme will require new lighting, however, lighting installations will be designed to maintain a good level of illuminance across the Site, minimising dark areas and creating a safe environment whilst avoiding light pollution and light spill to surrounding areas. All lighting will be installed in line with relevant standards and guidance^{ix}.
Ecology and Nature Conservation	- The Proposed Development will include a landscape and ecology strategy which will set out measures including: - Management of retained boundary features - Native tree and shrub planting - New sheltering opportunities for Hedgehogs and Invertebrates (bee bricks, bug hotels etc.) - Bat roosting and bird nesting opportunities within new buildings/on retained trees - Sensitive lighting - Retention and enhancement of hedgerows including new planting - Retained Churchway Woodland with a 15m landscape buffer to perimeter - Formal central public open space with play, social seating, amenity grass and attenuation basin - Street tree planting (in accordance with NPPF para 136) - Bat roosting boxes, bird nesting boxes and bee bricks on proposed residential properties and suitably mature retained trees
BMV and Soils	A soil management plan will be prepared and secured through the CEMP to prevent soil damage during the construction process.

4. Appraisal of Environmental Effects

4.1 The identification of likely environmental effects is based on baseline information presented within **Chapter 2** and has considered likely environmental effects arising from the proposed development, as detailed within **Chapter 3**. This appraisal has focused on environmental effects and whether any of these are considered '*likely*' and '*significant*' at receptors. In accordance with Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations, the following environmental 'factors' have been considered:

- Population and human health;
- Biodiversity;
- Land, soil, water, air and climate;
- Material assets, cultural heritage and the landscape; and
- The interaction between the above factors.

4.2 The identification of the effects and potential for likely significant effects are set out in the table below.

Table 4.1: Identification of Likely Significant Effects

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
Population and Human Health			
Increase in employment during construction and /or operational phases	There will be temporary, limited construction employment, which is beneficial, but it is unlikely to be significant effect given the scale of the Proposed Development. The Proposed Development comprises residential uses therefore there will be no operational employment.	N/A	No
Increased demand for education provision (early years, primary, secondary) and health care infrastructure (GPs, dentists, urgent care)	The increase in population due to the Proposed Development could increase the demand for education facilities and on primary healthcare facilities. If necessary, appropriate contributions will be provided by the Applicant to ensure no significant residual effects.	N/A	No
Access to open and play space	The Proposed Development includes play and open space.	N/A	No
Changes to existing daylight and sunlight	The Proposed Development is a low-rise scheme with no potential for significant effects on the	N/A	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
hours and levels of shadowing / Changes to wind microclimate conditions	daylight, sunlight or overshadowing of neighbouring buildings.		
Risks of major accidents or disasters	The Proposed Development will include a flood risk assessment and good practice working measures and emergency measures will be put in place in accordance with the Construction (Design and Management) Regulations 2015 (as part of the CEMP). In addition, the probability, frequency and likelihood of natural disasters arising from climatic occurrences (i.e. hurricanes) are considered to be very low given the natural climatic condition of the UK within the global climate system. Overall, this effect is unlikely to be significant.	N/A	No
Noise and Vibration			
Construction noise and/or vibration on local sensitive receptors	The potential exists, as with any construction works, for noise and disturbance on local residents both existing and in the evolving phases of the Proposed Development. Construction noise is temporary and can be effectively managed and no significant effects will result.	N/A	No
Noise from construction traffic	Traffic to and from the Site will include HGVs, LDVs and private cars. The CEMP/CTMP will include traffic control measures.	N/A	No
Changes to noise environment as a result of traffic generated by the completed development	The Proposed Development aims to promote active travel by including footpaths and cycle ways. The road traffic impacts of the Proposed Development are not considered likely to result in significant noise effects.	N/A	No
Air Quality			
Nuisance and disturbance as result of dust and particulate matter from construction activities	All construction activities result in dusts and these can be managed effectively using standard measures of known efficacy secured through conditions on any planning permission.	N/A	No
Exposure to increased pollutant concentrations (NO ₂ , PM _{2.5} and PM ₁₀) locally from construction	The Proposed Development aims to promote active travel by including footpaths and cycle ways. The road traffic impacts of the Proposed Development are not considered likely to result in significant air quality effects.	N/A	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
vehicle emissions and operational activities			
Exposure of new residents to existing poor air quality	The site is not in, or in close proximity to, an AQMA.	N/A	No
Biodiversity			
Impacts to designated ecological sites during construction / operation (from land-take, disturbance (via noise and lighting), air quality pollutant deposition (via traffic or other emissions) and contaminants (via hydrology / hydrogeology)	The Proposed Development is not expected to generate traffic flows above the screening threshold of 1,000 AADT as set out in DMRB guidance, above which effects on North Downs Woodlands SAC, as a result of nitrogen deposition would be likely. Given the distance and separation from other statutory nature conservation designations, the Proposed Development is considered unlikely to result in significant effects.	N/A	No
Change to/loss of valuable/notable habitat within the Site and indirect impacts on protected/notable species utilising on-site habitat	The Proposed Development has the potential to affect species on the Site including nesting birds, bats, badgers. However mitigation included as part of the Proposed Development (set out in Chapter 3 of this EIA Screening Report) will prevent significant adverse effects.	N/A	No
Direct loss/disturbance to protected/notable species		N/A	No
Provision and management of new/existing on-site habitat during operation		N/A	No
Waste			
Generation of waste during construction and operation	Wastes will arise from construction activities; however, the waste generated is not expected to be hazardous and the use of standard mitigation measures (by implementing the Waste Hierarchy) will be secured through the CEMP. The completed Proposed Development will include appropriate waste storage facilities, and refuse collection will be in accordance with GBC	N/A	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
	requirements. Overall, this effect is unlikely to be significant.		
Ground Conditions and Contamination			
Exposure to on-site hazardous materials (e.g. asbestos, radon) and historic contamination	Desk-based assessment has been undertaken for the Site to produce a conceptual model to identify the potential for contamination. The outcome of the work has concluded that an overall low risk from contamination is expected.	N/A	No
Agricultural Land and Soils			
Loss of 'best and most versatile' agricultural land during construction	The Site is expected to comprise BMV given the high level Natural England mapping* shows the potential for Grade 2 land, and detailed ALC surveys to the south identified Grade 3a land. The loss of more than 20ha of BMV is considered a significant effect however as the Site area is 7.41ha this loss is not considered significant.	N/A	No
Loss / reduction of soil resource / quality	The soils on the Site will be subject to careful management through the implementation of a soil management plan secured through the CEMP.	N/A	No
Climate Change			
Release of greenhouse Gases (GHG) during construction and operation	Emissions can be mitigated through careful sourcing of construction materials to reduce associated GHG emissions, as well as direct emission reducing practices on Site, such measures will be detailed within the CEMP. The detailed design of the Proposed Development will be in accordance with relevant Building Regulations, which will ensure the effects of climate change are considered, including the conservation of fuel and power in order to improve building efficiency (and therefore require less energy and indirect GHG emissions). Overall, this effect is unlikely to be significant.	N/A	No
Impacts of climate change on the Proposed Development (including overheating of internal spaces)	The Proposed Development will be designed to address the changing climate and ensure climate resilience through compliance with appropriate design requirements,	N/A	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
Drainage and Flood Risk			
Changes in flood risk during construction and operation, and effects on groundwater SPZ	Temporary flood risk measures will be implemented where required to prevent significant on-site flooding from occurring during heavy rainfall/weather events. The Proposed Development will include new surface water drainage infrastructure which will effectively manage discharge from the Site to ensure no flooding across the Site or elsewhere as a result of the Proposed Development. The new drainage system will also include pollution measures such as pre-treatment sediment bays in infiltration basins.	N/A	No
Heritage			
Loss/disturbance to below ground heritage assets during construction	A geophysical survey of the Site was carried out in March 2025. It is considered that archaeological evidence present within the Site is mostly likely to be of low (local) significance only.	Archaeological Evaluation secured through planning conditions.	No
Change to/loss of setting of built heritage assets during construction and operation	Construction stage effects will vary according to the nature of the works, although all such effects are temporary and reversible. In addition, as part of a CEMP, measures such as good housekeeping and installation of site hoarding will be included to help minimise impacts on the nearby heritage assets during the construction stage. Given the distance (>200m away) and intervening built form and vegetation, it is likely that the Site's contribution to the Conservation Area and the setting of the nearby listed assets are limited. In addition, mitigation measures including planting as part of the Proposed Development would not result in significant effects. Overall, this effect is unlikely to be significant.	N/A	No
Landscape and Views			
Changes to on-Site/off-Site landscape character as a result of construction activities.	Construction activities and the removal of vegetation would create a temporary and short-term change to the character and appearance of the Site and local surrounding area due to the increased visibility of buildings and construction operations within the Site. However, such effects	N/A	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Standard Mitigation	Likely Significant Effect
	would be localised to the Site and the wider landscape character areas would not be affected.		
Changes to visual amenity/character of views as a result of construction activities/plant/ machinery on-site and new built form once the Proposed Development is complete and occupied.	There will be a change in views in the immediate context with built form and infrastructure visible from the surrounding area but the extent of these would be limited in the wider landscape. The surrounding buildings to the north, the road network to the south and dense woodland/vegetation provide a level of containment. The developed areas would be positioned to retain long-range view corridors towards heritage assets and the wider landscape (including the Kent Downs National Landscape and St Mildred's Church). Tree planting would also be sensitively located to avoid obstructing these key views.. The Proposed Development will also be limited in height, and the developed areas will be set back from key Site boundaries. Landscape buffers would provide suitable separation from sensitive boundaries, including open space around Churchway Wood, a 10m buffer along Green Lane, and a 15m planted zone along Camer Road, where the Site borders the Kent Downs National Landscape. These would help reduce visual impact and ease the transition to the surrounding landscape. The contained nature of the Site is such that views of the Proposed Development and that with additional boundary planting (particularly to the south) in place could be screened to a large extent.	N/A	No

5. Cumulative Effects

- 5.1 In line with Schedule 3 of the EIA Regulations, the “*cumulation of the impact with the impact of other existing and/or approved development*” has also been taken into consideration. This is further supported in PPG^{xi}, which states:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development”.

- 5.2 To identify ‘existing and/or approved development’ a review of the GBC’s planning portal^{xii} and Nationally Significant Infrastructure Project register^{xiii} has been undertaken to identify developments of a relevant scale (the threshold for consideration has been the Schedule 2 criteria in the EIA Regulations, at which there is a potential for ‘likely significant effects’ meeting the following criteria:

- Applications approved and construction underway; and
- Applications approved but not yet under construction.

- 5.3 There is no prescribed distance at which a development could result in cumulative effects therefore based on the sensitivity of the site and surrounding area (as set out in Chapter 2) the nature of the development (Chapter 3) and the nature of the potential effects of the proposed development (Chapter 4) the cumulative project search focussed on applications with a temporal or geographical potential for cumulative effects i.e. Is there or is there likely to be a concurrent construction or operational stage with the proposed development? / Is there potential that the proposed development shares common sensitive receptors with the identified Cumulative Projects. The identified cumulative projects meeting the requirement set out above are set out in Table 5.1 and the consideration of cumulative effects is set out in Table 5.2. The Applicant is aware of a request for an EIA Screening Opinion on land to the south of the Site. This scheme does not form a cumulative scheme for consideration as it does not meet the requirements above. However, as the site is immediately adjacent to the subject of this Screening Report, a high level consideration of cumulative effects has been undertaken.

Table 5.1: Identified Potential Cumulative Schemes

ID	Location & Planning Reference	Description	Status	Distance/ Direction from the Site
1	Land At Wrotham Road Meopham Gravesend Kent DA13 OAA	Request for a screening opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at	Not EIA	550m south / southwest of Site

ID	Location & Planning Reference	Description	Status	Distance/ Direction from the Site
	20250399	Meopham, Wrotham Road constitutes EIA development.		
2	https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR010032	The Lower Thames Crossing will be a new road crossing connecting Kent, Thurrock and Essex. Approximately 14.5 miles (23km) in length, it will connect to the existing road network from the A2/M2 to the M25 with two tunnels (one southbound and one northbound) running beneath the River Thames. The scheme also includes improvements to the M25, A2 and A13, where the scheme connects to the road network, new structures and changes to existing ones (including bridges, buildings, tunnel entrances, viaducts, and utilities such as electricity pylons) along the length of the new road and a free flow charging system through the tunnel.	Consented 25 March 2025	3km north of Site

Table 5.2: Consideration of Cumulative Effects

Cumulative Scheme	Potential for Significant Cumulative Effects
	1
1	This scheme to the south of the Site considered in this EIA Screening Report and as it is of a similar nature to the Proposed Development. The impacts from both developments are likely to be similar. The two developments would change the landscape character and views towards this part of Hook Green, Meopham. The developments also have the potential for heritage setting changes. The provision of housing would also affect local community infrastructure. However each development will be required to include mitigation measures to ensure no significant effects on the environment. The measures included in this Proposed Development are set out in Chapter 3 above. If consented, taken together the two developments would result in the construction of 620 dwellings which is still below the 1,000 dwelling threshold set out in PPG as potentially resulting in significant environmental effects.
2	This scheme is located some distance from the Proposed Development and is not considered likely to result in cumulative effects with regard to views, biodiversity, heritage, contamination, flooding or landscape character. Noise and air quality effects associated with traffic from the cumulative scheme and the proposed development may use the same road network however the effects from the development are limited and will not cumulatively give rise to significant effects.

6. Summary

- 6.1 This EIA Screening Report has been prepared to accompany a request for an EIA Screening Opinion from GBC with regard to the construction of up to 150 residential dwellings on land on north of Green Lane, Hook Green, Meopham. The Proposed Development is considered to fall within the scope of the EIA Regulations as Schedule 2 Category 10(b) urban development. The Site is not in or adjacent to a 'Sensitive Area' but the proposals exceed the Schedule 2 5ha threshold. This screening report is based on the requirements of Schedule 3 of the EIA Regulations which require a local planning authority, in adopting their opinion, to take into account the characteristics of the site, the proposals and of the likely effects on the factors of the environment identified at Regulation 4.
- 6.2 Chapter 2 describes the baseline conditions, Chapter 3 describes the Proposed Development, and Chapter 4 identifies the potential effects and likelihood of any of the identified effects being of either beneficial or adverse significance. Regulation 6 allows a local planning authority to identify the measures that have been taken into account in the screening report. The mitigation measures forming part of this Proposed Development are set out in Chapters 3 and 4, and will be secured through conditions to any eventual planning permission.
- 6.3 As a proposal comprising the construction of residential dwellings with access, landscaping, and associated infrastructure, the Proposed Development has the potential for effects on: air quality and noise levels associated with traffic from the development, changes to views; changes to the local landscape character; and effects on the local population through the provision of additional housing. Measures of known efficacy can be secured by GBC to ensure none of these effects are significant. Once complete and operational the Proposed Development will have changed the local landscape character, and drainage patterns on the Site. These factors will be addressed through engineering solutions for drainage, and landscape/biodiversity strategies for views, heritage and setting. The Proposed Development includes open and play space and will be designed to be safe and accessible, accommodating wildlife, and with options for access to open space and healthy active travel.
- 6.4 Cumulatively, there are few schemes likely to result in significant effects. Following a review of the cumulative information and the current Proposed Development subject to this screening report, it is considered that significant cumulative effects are not anticipated.
- 6.5 Overall, therefore, it is considered that the Proposed Development will result in beneficial and adverse effects with standard effective mitigation measures available to prevent any significant adverse effects. As established in Paragraph 18 of PPG '*Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment*'.

Next Steps

6.6 In accordance with Regulation 6, Paragraph 6(a) of the EIA Regulations, GBC's has three weeks within which to provide a Screening Opinion, from the date of receipt of this request.

6.7 Regulation 5, Paragraph 5 of the EIA Regulations outlines the required contents of the Screening Opinion, which is reproduced below:

"(5) Where a relevant planning authority adopts a screening opinion under regulation 6(6), or the Secretary of State makes a screening direction under regulation 7(5), the authority or the Secretary of State, as the case may be, must—

(a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3;

(b) if it is determined that proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

(c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question."

REFERENCES

ⁱ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). SI No. 571.

ⁱⁱ Planning Practice Guidance Paragraph: 017 Reference ID: 4-017-20170728.

ⁱⁱⁱ <https://www.gravesham.gov.uk/heritage-conservation/nature-conservation/3>

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<https://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>

^v Institute of Air Quality Management, (2024). Assessment of dust from demolition and construction V2.2. Available: <https://iaqm.co.uk/wp-content/uploads/2013/02/Construction-Dust-Guidance-Jan-2024.pdf>.

^{vi} UK Government (2012) The Control of Asbestos Regulations 2012 (SI 2012 No. 632). London: The Stationery Office. Available at:

<https://www.legislation.gov.uk/ukxi/2012/632/contents/made>

^{vii} The Waste (England and Wales) Regulations 2011 No. 988

^{viii} Institute of Lighting Professionals (ILP) (2021) GN01/21: Guidance Notes for the Reduction of Obtrusive Light. Rugby: ILP. Available at: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

^{ix} 2013 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

^x <https://publications.naturalengland.org.uk/category/5954148537204736>

^{xi} Paragraph: 024 Reference ID: 4-024-20170728.

^{xii} Reference planning portal

^{xiii} <https://infrastructure.planninginspectorate.gov.uk/projects/>