



Application: 20221224

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011**

SCREENING OPINION UNDER REGULATION 15

To: **Litchfields
Lichfields
The Minster Building,
21 Mincing Lane
London
EC3R 7AG**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, as Local Planning Authority, under the Town and Country Planning Act hereby determines that the development referred to in the letter received on 14th November 2022 does not constitute EIA development and therefore does not require an Environmental Statement. The notice relates to land situated at

**Cascades Leisure Centre
Thong Lane
Gravesend
Kent
DA12 4LG**

and being **Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of the demolition of the existing leisure centre and public house to provide a new build leisure centre (of a similar size to the existing) with community pool, training pool, leisure water, cafe, soft play, clip n climb facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios and 2 no. squash courts.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

1. Given the characteristics and location of development and the characteristics of the potential impact outlined, it is considered that the proposal would not be likely to have a significant effect on the environment. Gravesham Borough Council therefore concludes that the development is not EIA development and that an EIA is not required.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Covering letter
Drawing no. 0802 (site plan)
Drawing no. 3929-ASP-B1-XX-DR-A-0801 (site location plan)

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 30 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Gravesham Borough Council