

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

1.CASE DETAILS			
Case Reference	20221224	Brief description of the project / development	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
Appellant			
LPA	Gravesham Borough Council		
2.EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		N	
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?		Y	
If YES, under which description of development in Column 1 and Column 2?		10(b)	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No – the nearest sensitive area (AONB and SSSI) is approx. 870m to the southeast.	
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?		No (i)Urban development is less than 1ha (iii)The overall area of the development does not exceed 5ha (total area approx. 3.7ha)	
If yes, which applicable threshold/criteria?			
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?			
If yes, is the SO/SD positive?			
4.ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

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 REFERRING TO THE PROJECT / DEVELOPMENT.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	C Is a Significant Feature (Yes/No) if the Feature is a Significant Feature (Yes/No) if the Feature is a Significant Feature Is a significant feature to the magnitude of the proposed development, population size, complexity, proximity, frequency and possibility to occur. If the finding is 'Yes' then a specific feature is envisaged to be affected, or has been, or is likely to be affected by the proposed development.
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 The proposal is for a replacement building of a similar size.	No N/A
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 land is previously developed however it is likely there will be some use of non-renewable energy resources during construction.	No The area is previously developed and non-renewable resources are not in short supply or are not relied upon for the project.
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.	No The site is previously developed and no important, high quality or scarce resources are present.
6.WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes The demolition of existing buildings will produce waste.	No A Contractor will be responsible for the removal and disposal of waste or as required by the local authority.
7.POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes The demolition of the building will result in dust etc.	No As above, the project will not result in any significant effects. In terms of air quality, there will be some dust but this is less than the existing situation.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes The nature of the leisure use will cause noise and release of light and heat however, this is not considered to be over and above the existing leisure centre.	No The project will not cause any significant effects which are not already experienced by the existing leisure centre.

7.4Are 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		N/A	
8.POPULATION AND HUMAN HEALTH				
8.1Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	No risks are identified.	N/A	
8.2Will 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	The existing building will be demolished responsibly ensuring no risk to human health. Upgraded facilities at the leisure centre will provide benefits to human health.	N/A	
9.WATER RESOURCES				
9.1Are 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		N/A	
10.BIODIVERSITY (SPECIES AND HABITATS)				
10.1Are 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 coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	There is a SSSI approx. 800m to the southeast and Thames Estuary and Marshes Special Protection Area and Ramsar Site approx. 1.7km away to the north.	No	The s these existi larger biodiv
10.2Could 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. An ecology report will be submitted with the application.	No	The p biodiv tree f and n ensur repor
11.LANDSCAPE AND VISUAL				
or features of high landscape or scenic value on or around the location which could		Cobham Hall (Grade II*). There are a number		asses
1 See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.				

(international, national, regional or local).		of listed buildings within the study area, the closest of which are Church of St. Mary (Grade II*) c.1.3km to the north-east, Baynards Cottage (Grade II) c.1.3km to the south-east, White Horse Cottage (Grade II) c.1.1km to the south.		applic
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?)	No	The site is not readily visible part from immediately to the front along Thong Lane. Due to the topography of the land and existing development it is unlikely the replacement building will be more visible than that which exists.	No	
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).	No	There are listed buildings to the south and north which, due to the distances between them and the site, are not visible from the site. The site is located within an Area of Archaeological Notification and a watching brief can be required by condition.	No	
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	Thong Lane bounds the site. There are public footpaths and also a bus stop within the site.	No	There public the ro
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 the A226 and A2 can be obtained from either end of Thong Lane. There is also a secondary school to the north of the site.	No	A Tra requir const not ca
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, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	There is the leisure centre, the tennis and football domes, the housing estate (Riverview) and agricultural holdings surrounding the site. There is a golf course to the south which has recently been closed.	No	The p wider impac
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	
15.LAND STABILITY AND CLIMATE				
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?				
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16.CUMULATIVE EFFECTS				
16.1Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	There are no other approved developments close to the site.	N/A	

17.TRANSBOUNDARY EFFECTS				
17.1Is the project likely to lead to transboundary effects?	No	The site is not close to a boundary.	N/A	

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?	Y	
Is it necessary to issue a SD?	Y	
Is an ES required?	N	
20.ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	
More information is required to inform direction	Request further info	

21.REASON FOR SCREENING
At the request of the applicant.

NAME	Alison Webster
DATE	30 November 2022

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.

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