

Application: 20250314

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

SCREENING OPINION UNDER REGULATION 15
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To: **Iceni Projects Limited
Da Vinci House
44 Saffron Hill
London
EC1N 8FH**

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 31st March 2025 does not constitute EIA development and therefore and Environmental Statement. The notice relates to land situated at

**Blackthorn Farm
Wrotham Road
Meopham
Gravesend
Kent**

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 residential development proposal at Blackthorne Farm, Culverstone Green, Meopham.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

1. The development proposed is for the residential development at Blackthorne Farm, Culverstone Green, Meopham.

It is concluded that EIA is not required and a negative screening opinion be issued as the development is not likely to have significant environmental effects on the environment.

The development does not constitute EIA development for the following reasons:

The proposal does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017, as amended, (referred to as "the Regulations") that would require mandatory Environmental Impact Assessment (EIA).

The development the subject of this screening request constitutes a 'Schedule 2 development' by reason of paragraph 10(b) of Schedule 2 of the EIA Regulations 2011.

This screening opinion is based on the current regulatory framework and on the information and description of development as set out in the submitted Environmental Impact Assessment (EIA) Screening Request dated March 2025.

Without the implementation of the various further assessments and mitigation measures, as set out within the report to accompany request for screening opinions by Iceni Project Limited on behalf of Esquire Developments dated March 2025, it would be considered that the proposal would lead to result in significant adverse effects on the environments.

In light of this, the Local Planning Authority considers the following assessments/reports being relevant to the proposal in terms of mitigating significant environmental impacts;

- Transport Assessment;
- Travel Plan;
- Acoustic Assessment/Noise Impact Assessment;
- Flood Risk Assessment;
- Surface Water Drainage Assessment;
- Drainage Strategy;
- Phase 1 Contamination report;
- Phase 2 Investigation/Remediation assessments;
- Air Quality report;
- A Preliminary Ecological Appraisal;
- Planning Statement;
- Archaeology/Cultural Heritage Assessment;
- Landscape and Visual Assessment;
- Biodiversity Net Gain Assessment
- Arboricultural Report and Tree Survey including protection/mitigation
- Construction Environmental Management Plan
- Design and Access Statement

Note: This assessment has considered the issue of whether such a development would require to be accompanied by an Environmental Impact Assessment and not whether such a development would be acceptable in planning terms and is made without prejudice to the future determination of any associated planning application for this development as proposed.

INFORMATIVES:-

1 SUBMITTED PLANS & DOCUMENTS

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

Environmental Impact Assessment (EIA) Screening Request - Prepared by Icen Projects Limited (March 2025); and
Appendix A3 Landscape and Visual Appraisal and Green Belt Review (May 2018).

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 39 of the National Planning Policy Framework (NPPF) 2024, 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 April 2025

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