



Application: 20250630

**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: **Ellie Holderness**

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 5th June 2025 does not constitute EIA development and therefore an Environmental Statement. The notice relates to land situated at

**Rose Farm
Downs Road
Istead Rise
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 Rose Farm, Downs Road, Istead Rise.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

1. The development proposed is for the residential development at Rose Farm, Downs Lane, Istead Rise.

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 that is 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 June 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 Icen Project Limited on behalf of Esquire Developments dated June 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;

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

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 (June 2025).

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: 25 July 2025

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