

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

1. CASE DETAILS			
Case Reference	20250630	Brief description of the project / development	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
Applicant			
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	
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		Site measures 8ha	
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	

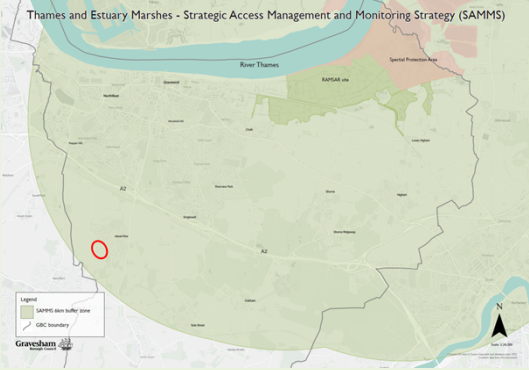
WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

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 Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .
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?	Yes Loss of agricultural land (grade 3)	Yes Loss of less than 20ha of Grades 1, 2 or 3a is typically not considered significant and in need of consultation with Natural England; therefore, a significant effect to the availability of BMV agricultural land is not anticipated when comparing the Site area and its ALC composition.
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 construction would require the use of a range of natural and man-made construction materials	No The proposal will not utilise any important, high quality or scarce resources and will seek to use locally and sustainably sourced materials, as far as practicable.
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 consumption of energy, water and other natural resources during the operation of the proposed development will be in line with other surrounding uses. It is not expected to result in significant energy usage or water intensive activities and will be managed effectively through design and consultation with statutory utility providers to avoid any adverse impacts on their capacity to provide services. Therefore,	N/A

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	it is considered unlikely that the proposed development will result in significant effects relating to use of natural resources.	
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes As with any development project, there is likely to be waste generated through the construction phase (such as waste from surplus construction materials and from excavation). Construction waste will be reused and recycle on-Site where possible and the waste to be exposed of externally to the Site will be managed through implementation of the Construction Environmental Management Plan (CEMP) to ensure it is disposed of at the correct facility, and is removed from the Site in a manner which does not generate excess transport movements, dust or odour.	No The proposed development would give rise to household waste streams, which are not anticipated to be hazardous, and be managed through the implementation of best practice site management processes. Waste and recycling storage volumes would accord with relevant requirements of GBC. It is unlikely that operation of the proposed development would give rise to hazardous waste, particularly regarding the scale and nature of the Proposed Development. As such, the Proposed Development is not likely to give rise to significant effects in relation to the production of waste.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes During the construction of the Proposed Development, dust from construction works and emissions from construction vehicles are likely to be generated, which may lead to some indirect and localised temporary effects such as disruption on the local road network for other road users, dust, noise and emission of pollutants.	No These impacts will be managed in accordance with best practice measures, which will be set out in a Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) to be adhered to by the contractors delivering the project. Following mitigation, these effects are unlikely to be significant and are discussed further in the traffic, noise and vibration and air quality sections. Therefore, it is not anticipated that the environmental effects will be significant.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes During the construction of the Proposed Development, dust from construction works and emissions from construction vehicles are likely to be generated, which may lead to	No These impacts will be managed in accordance with best practice measures, which will be set out in a CEMP and CTMP to be adhered to by the contractors delivering the project. Following

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		some indirect and localised temporary effects such as disruption on the local road network for other road users, dust, noise and emission of pollutants.		mitigation, these effects are unlikely to be significant and are discussed further in the traffic, noise and vibration and air quality sections. Therefore, it is not anticipated that the environmental effects will be significant.
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	During the construction of the Proposed Development, dust from construction works and emissions from construction vehicles are likely to be generated, which may lead to some indirect and localised temporary effects such as disruption on the local road network for other road users, dust, noise and emission of pollutants.	No	The operational proposed development would not generate any significant level of environmental pollution or nuisance, and the intended use of the Proposed Development is similar to the existing nearby residential development in Istead Rise. Consequently, there is no likelihood of significant pollution or nuisance impacts arising from the Proposed Development during the operational phase that would require an EIA to be undertaken.
7.4 Are 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				
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes	During the construction phase, the contractor(s) will be obliged to implement measures in accordance with Health and Safety legislation/ requirements, and best practice to minimise the risks of accidents that could have adverse effects on people or the environment; all such measures will be incorporated into the CEMP.	No	There are no anticipated significant risks of accidents during operation, as the Proposed Development will not involve the use of hazardous substances or operations. Therefore, the risk of major accidents or disasters is not considered to be significant. In addition, it is not considered that the Proposed Development will result in significant effects related to or from climate change.
8.2 Will the project present a risk to the population (having regard to population density) and their human	Yes	The construction works and the operational Proposed Development would not be likely to lead to significant effects on human health with	No	The applicant has an obligation to follow relevant health and safety legislation in order to ensure those working on the Site are protected,

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health during construction, operation or decommissioning? (for example due to water contamination or air pollution)		regard to noise, air quality, contamination or flood risk.	and to ensure the protection of others who may be affected by the Proposed Development, e.g. those living, passing or working nearby, or visitors to the Site. Moreover, construction measures, as set out in the CEMP, will be followed to ensure there are no leaks or spillages on the Site itself, or within the surrounding area.
9. WATER RESOURCES			
9.1 Are 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?	Yes	The site is within a ground water protection zone. To the north of the site is ground water protection zone (SPZ) 3. To the southern section of the site lies SPZ 1 and SPZ 2.	No /A The proposed development is not considered to have any significant impact on water resources, and would be supported by a Flood Risk Assessment and Drainage Strategy.
10. BIODIVERSITY (SPECIES AND HABITATS)			
10.1 Are 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	The site is within 6km of the Thames Estuary and Marshes Special Protection Area and Ramsar site - an internationally important landscape, between Gravesend and Whitstable, for nature conservation and wintering wildfowl.	No Subject to a SAMMS Tariff (The North Kent Strategic Access Management and Monitoring Scheme), the proposed development would mitigate impact on the RAMSAR site. Natural England have expressed concerns that the development may be likely to have significant effects on the interest features of these sites. However, the Local Planning Authority do not consider the impacts of the development to be significant, and recommend that sufficient information is submitted in support of any subsequent planning application.

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	 The site is also located near the following designated conservation sites or designated landscapes: • Mucking Flats and Marshes Site of Special Scientific Interest (SSSI) • South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI) • Swanscombe Peninsula Site of Special Scientific Interest (SSSI)	
10.2 Could 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 The site has the potential to impact sensitive species of flora and fauna.	No An Ecological Impact Assessment will be submitted with the planning application, which will identify the potential for habitats and species on-site; where potential presence is identified, further species-specific surveys will be conducted and appropriate mitigation will be confirmed such as construction outside of breeding seasons and the protection of certain habitats if required. Following implementation of the proposed measures via the CEMP, no significant effects to ecological receptors are anticipated.

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11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes The site is located within the Istead Arable Farmlands Landscape Character Area.	NO The Site is not covered by any national, regional or local landscape designations. The nearest nationally designated landscape, the Kent Downs National Landscape lies approximately 2.9km to the south-east of the Site at its nearest point.
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?)	Yes The Site has a very localised visual envelope due to the orientation and nature of the landform within and adjoining the Site (given its siting within the lower reaches of the sloping landform) and is partially contained by existing vegetation. However, would be visible from the higher vantage points on the Rise.	No The site is not visible in its entirety from any one location, and where visible, the site is seen in the context of the existing built development both sides of Downs Road and existing visual detractors such as the series of pylon towers.
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 The site is not located within a conservation area. There is one listed building near the site.	No A Heritage Assessment will accompany the planning application and will assess the potential effects on the heritage asset.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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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?	No There are no Public Rights of Way through or near the site. 	N/A
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 A227 Wrotham Road.	No There is predicted to only be a minor increase in light and heavy goods vehicle movements at peak hours and across the day. Traffic generated by the construction of the Proposed Development will be managed through the implementation of a CTMP to ensure that the impact to the local road network is minimised following the introduction of additional light and heavy goods vehicles. No significant effects are expected.
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the	Yes Existing agricultural land (grade 3).	No The proposed development would be similar in nature to the existing surrounding land uses,

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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.				thereby responding sensitively to the residential context of Istead Rise, to the north east of the Site. Consequently, the extent of the impact of the Proposed Development will be localised in nature and characteristic of its end use.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
15. LAND STABILITY AND CLIMATE				
15.1 Is the location susceptible to 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?	No	No known risk.	N/A	
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	No other developments within the immediate area.	N/A	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	The site is not close to a boundary. The nearest boundary to the site is Dartford Borough Council, approx. 450m to the west (at the nearest point).	N/A	

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.

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

NAME	Ethan Bonthron
DATE	24 July 2025