

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

1. CASE DETAILS			
Case Reference	20250071	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 an EIA Screening Opinion to determine whether a proposed Battery Energy Storage System (BESS) located on land at Thames Way, Northfleet, DA11 8HN constitutes EIA development.
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?		3(a)	
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 0.5ha	
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	
No The proposal does not change the topography of the area.	Yes	
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	
No Not directly, battery energy storage imports electricity from the grid and exports that electricity as and when the need arises back to the grid. As such no natural resources are used above or below ground during operation, as the battery storage is intended to absorb excess supply on the grid, in order to supply the grid at periods of peak demand. In addition, the construction phase will not utilise non-renewable natural resources or natural resources that are in short supply.	No	Blue Lake is a recreational water course. The site is not in a groundwater protection zone.
No		
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?		

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6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes During construction and decommissioning. During operation in the event of a failure this would also be the case.	No A Construction Environment Management Plan will be provided at either the application stage or as a planning condition to ensure waste is dealt with appropriately and therefore will not have a significant impact.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Construction will result in some dust etc. In the event of failure, the batteries will release poisonous gasses etc during a fire	No In the event of a fire there may be the potential for emissions to air, particularly in the event of an incident. However, this matter would be dealt with at the application stage or as a planning condition, to ensure adequate mitigation measures are in place in relation to matters such as the prevention of the impact of thermal runaway, emergency services access to the site, as well as appropriate on site mitigation measures, as advised in Grid Scale Battery Energy Storage System planning – Guidance for FRS (issued by the National Fire Chiefs Council).
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes On site works will likely generate noise and vibration.	No The battery energy storage containers have ancillary equipment - inverters and HVAC systems. These are the two components that may generate noise and vibration when the energy storage is in operation (exporting) electricity to the grid over a 2 hour period. These noise sources are managed through equipment design and noise mitigation measures such as silencers, acoustic screens and low noise fans.

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				Light, heat, energy and electromagnetic radiation are not impacts associated with battery energy storage.
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	In the event of failure, the batteries will release poisonous gasses etc during a fire	No	The risk of land or water contamination only arises in the event of a fire and firefighting using foam or water leading to runoff. Firefighting procedures are a matter for the local fire authority. Mitigation of the risk of land or water contamination in the event of a fire can be addressed by incorporating containment measures in the site design.
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		No	
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	In the event of failure, the batteries will release poisonous gasses etc during a fire	No	The relevant guidance for battery energy storage systems includes the battery energy storage manufacturer's guidance, the National Fire Authority guidance and the Government guidance document on Health and Safety in Grid Scale Energy Storage. In the event of a fire there may be the potential for emissions to air, particularly in the event of an incident. However, this matter would be dealt with at the application stage or as a planning condition, to ensure adequate mitigation measures are in place in relation to

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				matters such as the prevention of the impact of thermal runaway, emergency services access to the site, as well as appropriate on site mitigation measures, as advised in Grid Scale Battery Energy Storage System planning – Guidance for FRS (issued by the National Fire Chiefs Council).
8.2 Will 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)	Yes	In the event of failure, the batteries will release poisonous gasses etc during a fire	No	No greater risk than other industrial installations. Please see the attached appeal decision on the Cleve Hill Solar and Energy storage development.
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?	No	Blue Lake is a recreational water course. The site is not in a groundwater protection zone.	No	
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,	Yes	Ebbsfleet Marshes Local Wildlife Site (LWS) to the north and Swanscombe SSSI in the event of failure.	No	The Site does not support the habitat associated with the SSSI, therefore, the Proposed Development would not have a significant impact on the SSSI. Ebbsfleet Marshes Local Wildlife Site (LWS) is to the north of the Site but is separated from the Site by the A2 dual carriageway. The Marshes are protected due to areas of important habitat

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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))).			including the River Ebbsfleet and associated reedbeds and wetland areas. There are no trees within the Site that are protected by a tree preservation order (TPO). As such there are currently no statutory restrictions that would restrict the removal of trees from within the site. No direct impacts on the SPA/Ramsar and SSSI are expected in relation to the Proposed Development. A Preliminary Ecological Assessment will be submitted with the planning application to identify potential ecological constraints and to propose mitigation measures.
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	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 No protected trees are on site. Conditions can be used to ensure tree felling is not undertaken during breeding and nesting periods, and biodiversity enhancements delivered. A Preliminary Ecological Assessment will be submitted with the planning application to identify potential ecological constraints and to propose mitigation measures.
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	Yes	Townscape	No The site is not located within a landscape "sensitive area" as defined by the EIA Regulations. Locally, Ebbsfleet International Railway Station and the network of roads connecting the station, Bluewater and the A2 form strong components of the development landscape alongside other related infrastructure such as

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the project? ¹ Where designated indicate level of designation (international, national, regional or local).			car parking, overhead transmission lines and urban development on the rise at Northfleet.
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		No Initial appraisal work indicates that the visibility of the proposed development will be relatively localised as the Site is self-contained being situated within the former railway bund and adjacent to the Thames Water sewerage works. Other landscape elements that will mitigate the visual impact include the general topography and the industrial park to the south. The nature of the existing wider landscape, much of which is urban, means that the proposed development is not likely to result in significant adverse landscape and visual impacts. The site's location within the former railway embankment and adjacent to the sewage works provides a high degree of containment.
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 no designated conservation areas or listed buildings within or close by the site. There is a Scheduled Monument to the west of the site. The closest listed building is The Old Rectory House to the south east of the Site. The site is located within an Area of Archaeological Notification and a watching brief can be required by condition.	No

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 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 Thames Way and access to the A2 to the south.	No A Construction Management Plan, Transport Assessment and Travel Plan are required as part of the application to ensure construction traffic as well as operational traffic will not cause an adverse impact.
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.	No	No
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes The Ebbsfleet Development Corporation is proposing to bring forward development at Ebbsfleet Central which is to the east of the site.	No The proposed development is not expected to have a significant effect on future land uses during the construction and operational phases of the development. In the event of a fire there may be the potential for emissions to air, particularly in the event of an incident. However, this matter would be dealt with at the application stage or as a planning condition, to ensure adequate mitigation measures are in place in relation to matters such as the prevention of the impact of

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				thermal runaway, emergency services access to the site, as well as appropriate on site mitigation measures, as advised in Grid Scale Battery Energy Storage System planning – Guidance for FRS (issued by the National Fire Chiefs Council).
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.	No	
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	Whilst the proposed development, is adjacent to proposed development known as Ebbsfleet Central, the differing timeframes for construction would not result in cumulative impacts, and there would no impacts arising as a result of cumulative operation.	No	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	The site is not close to a boundary.	No	

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	
<u>Not</u> 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	Amanda Cue
DATE	16 th May 2025