



Land North of Camer Road, Meopham Environmental Statement

Volume I: Main Report

Iceni Projects Limited on
behalf of The McManus Family

February 2026

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TABLE OF CONTENTS

Chapter/Vol	Title
Volume I: Main Text	
Chapter 1	Introduction and EIA Methodology
Chapter 2	Description of Site, Surroundings and Background
Chapter 3	Proposed Development, Construction and Alternatives
Chapter 4	Socio-Economics
Chapter 5	Transport and Access
Chapter 6	Air Quality
Chapter 7	Noise and Vibration
Chapter 8	Hydrology, Flood Risk and Drainage
Chapter 9	Archaeology
Chapter 10	Ecology
Chapter 11	Built Heritage
Chapter 12	Landscape and Visual Impact
Chapter 13	Residual Effects, Mitigation, Monitoring and Cumulative Effects
Volume II: Technical Appendices	
1.1	Site Location Plan
1.2	Location of Specified Information in the ES
1.3	EIA Scoping Report
1.4	EIA Scoping Opinion
1.5	Competency Statement
3.1	Detailed Access Drawings
3.2	Parameter Plans
3.3	Concept Masterplan
3.4	Green Infrastructure Plan
4.1	Policy Review
4.2	Health Impact Assessment
5.1	Transport Assessment
6.1	Terminology
6.2	Summary of Traffic Data
6.3	Verification and Adjustment of Modelled Concentrations
6.4	Air Quality Assessment Levels
6.5	Construction Mitigation Measures
7.1	Glossary of Terms
7.2	Legislation, Policy and Guidance
7.3	Traffic Data
7.4	Daytime Noise Contour
7.5	Nigh-time Noise Contour
7.6	Indicative Residential Effects
8.1	Flood Risk Assessment
9.1	Archaeological Desk-Based Assessment

9.2	Geophysical Survey Report
10.1	EA Report
11.1	Heritage Statement
12.1	National Policy Summary
12.2	LVIA Methodology
12.3	Published Character Extracts
12.4	Illustrative Material
12.5	Context Photographs
12.6	Type 3 Visualisations
12.7	Landscape Assessment Table
12.8	Visual Assessment Table
12.9	Green Belt Assessment
Volume III: Non-Technical Summary	
n/a	Non-Technical Summary

GLOSSARY OF TERMS

Acronym	Description
AADT	Average Annual Daily Traffic
AAWT	Annual Average Weekday Total
ADMS	Atmospheric Dispersion Modelling System
ADS	Archaeological Data Service
AEP	Annual Exceedance Probability
AI	Artificial Intelligence
ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
AQS	Air Quality Standard
ASHE	Annual Survey of Hours and Wages
BGS	British Geological Survey
BNL	Basic Noise Levels
BPM	Best Practicable Means
BRE	Building Research Establishment
BRES	Business Register Employment Survey
CAGR	Compound Annual Growth Rate
CEMP	Construction Environmental Management Plan
CifA	Chartered Institute for Archaeologists
CL	Critical Load
CLP	Construction Logistic Plan
CPRE	Campaign to Protect Rural England
CRoW	Countryside and Rights of Way Act
CRTN	Calculation of Road Traffic Noise
DBA	Archaeological Desk-Based Assessment
DfE	Department for Education
DMP	Dust Management Plan
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EFT	Emissions Factor Toolkit
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPUK	Environmental Protection UK
ES	Environmental Statement
EV	Electric Vehicle
FRA	Flood Risk Assessment
FTE	Full-Time Equivalent
GBC	Gravesham Borough Council
GIA	Gross Internal Area
GLVIA3	Guidelines for Landscape and Visual Impact Assessment Third Edition
GPA	Good Practice Advice (Historic Environment)
GVA	Gross Value Added
HCA	Homes and Communities Agency
HDV	Heavy Duty Vehicle
HE	Historic England
HER	Historic Environment Record
HIA	Health Impact Assessment
HUDU	Healthy Urban Development Unit
IAQM	Institute of Air Quality Management
IHBC	Institute of Historic Building Conservation
IMD	Index of Multiple Deprivation
ISEP	Institute of Sustainability and Environmental Professionals (formerly IEMA)

Acronym	Description
ITL	International Territorial Level
KCC	Kent County Council
KHER	Kent Historic Environment Record
KTM	Kent strategic Transport Model
LAQM	Local Air Quality Management
LCA	Landscape Character Area
LDV	Light Duty Vehicle
LEN	List Entry Number
LIA	Local Impact Area
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LSOA	Lower-layer Super Output Area
LVA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
MSOA	Middle Super Output Area
NCA	National Character Area
NDHA	Non-designated Heritage Assets
NHLE	National Heritage List for England
NHS	National Health Service
NNR	National Nature Reserve
NO2	Nitrogen Dioxide
NOx	Oxides of Nitrogen
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NTS	Non-Technical Summary
OHID	Office for Health Improvement and Disparities
ONS	Office for National Statistics
OS	Ordnance Survey
PAN	Published Admission Number
PEC	Predicted Environmental Standard
PM10	Particulate Matter (up to 10 micrometers)
PM2.5	Particulate Matter (up to 2.5 micrometers)
PPG	Planning Practice Guidance
PPV	Peak Particle Velocity
PRoW	Public Right of Way
RMA	Reserved Matters Application
RNR	Roadside Nature Reserve
RQF4+	Regulated Qualifications Framework Level 4 or higher
SAC	Special Area of Conservation
SEO	Statements of Environmental Opportunity
SHLAA	Strategic Housing Landscape Availability Assessment
SOAEL	Significant Observed Adverse Effect Level
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan
UID	Unique Identifier (List UID)
WFD	Water Framework Directive
WHO	World Health Organisation
WIA	Wider Impact Area
WSI	Written Scheme of Investigation
WTW	Wastewater Treatment Works
ZTV	Zone of Theoretical Visibility



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Chapter 1: Introduction and EIA Methodology

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1. INTRODUCTION

Introduction

- 1.1 This Environmental Statement ('ES') has been prepared by Iceni Projects Limited ('Iceni') and a team of technical experts on behalf of the McManus Family (the 'Applicant'). The ES accompanies an outline planning application submitted to Gravesham Borough Council ('GBC') for the development of land known as 'Land North of Camer Road, Meopham' (the 'Site').
- 1.2 The Applicant is seeking permission for up to 725 dwellings, a local centre, a club house and land for a school, along with associated landscaping, community and commercial floorspace, public open space, means of access, parking, utilities and infrastructure works (the 'Proposed Development').
- 1.3 The Site, which extends to 44.32 hectares (ha), is located to the east of Hook Green and to the southwest of Sole Street and is bordered by the Chatham Main Line to the north. The Site comprises agricultural land with two (small) areas of woodland within the centre of the Site. A residential property, with associated small stable block and small pastoral field are located within the western section of the Site. There is a Public Right of Way (PRoW) (NS192) running through the Site connecting the north and southwest boundaries. This PRoW connects Manor Road / Sallows Shaw with Norwood Lane and Wrotham Road (A227).
- 1.4 The Site Location Plan is shown in **Figure 1.1** and **Appendix 1.1**.
- 1.5 This chapter is accompanied by the following appendices:
 - **Appendix 1.1: Site Location Plan;**
 - **Appendix 1.2: Location of Specified information in the ES;**
 - **Appendix 1.3: EIA Scoping Report (September 2025);**
 - **Appendix 1.4: EIA Scoping Opinion (October 2025);**
 - **Appendix 1.5: Competency Statement.**

Overview of the Proposed Development

- 1.6 The description of development is:

Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities, alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.
- 1.7 A description of development is provided in **Chapter 3: Proposed Development, Construction and Description of Alternatives**.

Figure 1.1 Site Location Plan



Planning Context and the EIA Process

Policy and Guidance

- 1.8 The ES is informed by the following national guidance:
- National Planning Policy Framework (2024)¹; and
 - Planning Practice Guidance (PPG)².
- 1.9 Good practice guidance documents were also considered when undertaking this EIA including:
- Institute of Environmental Management and Assessment (IEMA¹) Update to Guidelines for Environmental Impact Assessment (2016);
 - IEMA (2011) The State of Environmental Impact Assessment Practice in the UK³;
 - Recent EIA case law; and
 - Topic specific guidance and assessment criteria, where appropriate.

Local Plan

- 1.10 The Development Plan for GBC comprises:
- Gravesham Local Plan Core Strategy and Local Plan Policies Map (2014)⁴;
 - Gravesham Local Plan First Review (1994) – saved policies; and
 - Kent County Council Minerals and Waste Local Plan 2024 –39 (2020)⁵.

Background to the EIA Process

- 1.11 The ES reports the findings of the Environmental Impact Assessment ('EIA') process, which is a systematic assessment of the likely significant effects of the Proposed Development. The EIA process is required by UK law for certain types of development projects and informs decision makers of the likely significant environmental effects when determining a planning application.
- 1.12 The ES was prepared in compliance with the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017⁶ (as amended)* (the 'EIA Regulations'). The EIA Regulations set out the statutory requirements for undertaking an EIA, the contents of the ES and the procedures for determining planning applications for 'EIA Development'. The information required for inclusion in an ES is defined by Regulation 18(3)/(4)/(5) and Schedule 4 of the EIA Regulations. **Appendix 1.2** sets out these information requirements together with their location in the ES.
- 1.13 In view of the nature and scale of the Proposed Development, and recognition that it has the potential to give rise to significant environmental effects, the Applicant voluntarily commissioned an EIA. The Proposed Development falls within Category 10(b) of Schedule 2 of the EIA Regulations, which is

¹ IEMA officially changed its name to the Institute of Sustainability and Environmental Professionals (ISEP) in 2025.

applicable to 'Urban Development Projects'. For developments that fall under Schedule 2, the EIA Regulations require that an EIA is undertaken where the development is *"likely to have significant effects on the environment by virtue of factors such as its nature, size and location"*.

1.14 The thresholds for such developments that may require an EIA are:

- The development includes more than 1ha of urban development which is not dwellinghouse development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5ha.

1.15 As the Proposed Development exceeds the threshold for residential development and Site area, at 725 dwellings and 44.32ha, the Applicant has undertaken an EIA and this ES is submitted with the planning application.

EIA Scoping Process

1.16 An EIA Scoping Report was submitted to GBC in September 2025 to determine the scope of the EIA.

1.17 A Scoping Opinion (**Appendix 1.4**) was received in October 2025. GBC confirmed that the scope of the EIA should comprise:

- Socio-economics;
- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Hydrology, Flood Risk and Drainage;
- Archaeology;
- Ecology;
- Landscape and Visual Impact Assessment (LVIA); and
- Built Heritage.

1.18 GBC agreed that the following topics should be scoped out of the ES:

- Arboriculture;
- Agricultural Land;
- Ground Conditions and Contamination;
- Climate Change and Greenhouse Gases;
- Waste;
- Wind Microclimate and Daylight, Sunlight and Overshadowing;
- Energy and Sustainability; and

- Major Accidents and Disasters.

- 1.19 In line with Regulation 18(4)(a) of the EIA Regulations, this ES is “*based on*” the Scoping Opinion received. **Appendix 1.5** sets out the full details of how the Scoping Opinion has been responded to within this ES.

Changes to the Proposed Development since the issue of the Scoping Report (Appendix 1.3)

Changes to the Red Line Boundary since issue of the EIA Scoping Report

- 1.20 A minor amendment has been made to the red line boundary since issue of GBC’s Scoping Opinion, from 43.67ha to 44.32ha.
- 1.21 All ES chapter assessment methodologies and assessments have been reviewed against the amendments to the red line boundary. No amendments are considered necessary to the scope and methodology set out for each chapter in the EIA Scoping Report.

Consultation

- 1.22 The design of the Proposed Development has been informed by pre-application discussions with GBC, as well as engagement with relevant consultees.
- 1.23 GBC carried out a consultation exercise with statutory and non-statutory consultees during EIA Scoping. Their comments (and our response) are considered in this ES.
- 1.24 Two public consultation events took place on 14 and 15 September 2025 to present initial proposals for the Site and to hear resident’s feedback and aspirations. A summary of the pre-application consultation is provided in a Statement of Community Involvement, which accompanies the application.

Basis of the Assessment

- 1.25 The assessment of the Proposed Development is based on the planning application drawings submitted for approval (which are provided in **Appendices 3.1** and **3.2**).
- 1.26 Due to the level of design flexibility provided by the parameters, the assessments in this ES are generally based on the maximum parameters of the Proposed Development in terms of height and quantum of land uses, which would represent a ‘worst-case’ assessment in terms of the greatest effects on receptors and/ or resources. An exception to this is the socio-economics assessment, where the minimum quantum of certain land uses, such as commercial floorspace, would represent the ‘worst-case’ scenario for that topic. The basis of the worst-case approach is clearly defined in each topic assessment.
- 1.27 A description of the Proposed Development and commentary on the construction programme and method is provided in **Chapter 3: Proposed Development, Construction and Description of Alternatives**.

- 1.28 An Illustrative Masterplan is provided in **Appendix 3.3**, which shows just one way the proposals could come forward. Where assessments have required further detail, this is noted within the technical chapter.

Assessment of Effects

Construction Programme

- 1.29 Subject to planning permission being granted, the overall construction programme could last approximately five years across three phases, with works likely to commence in Q4 2027 subject to planning permission. It is anticipated that first occupation on-Site would be in Q3 2029. The Proposed Development is anticipated to be complete and fully operational in Q3 2032.
- 1.30 The construction assessments in the ES are based on a 'likely-worst case' scenario with respect to the envisaged construction methods, location (proximity to sensitive receptors), and timing as outlined in **Chapter 3: Proposed Development, Construction and Description of Alternatives**. Where these assumptions vary between the assessments, the technical chapter sets out the assumptions used that is representative of the 'worst-case' scenario.
- 1.31 The technical chapters of the ES include mitigation measures, where necessary, to avoid, prevent, reduce or offset any significant adverse construction effects identified. Where required, proposed monitoring arrangements are also identified.

Completed Development

- 1.32 The assessment of likely significant effects of the completed and occupied Proposed Development is based on the design for which permission is sought, as outlined in **Chapter 3: Proposed Development, Construction and Description of Alternatives**. This incorporates analysis of the long term and permanent effects that could arise as a result of the Proposed Development. The phased nature of construction has been taken into account in the assessment,
- 1.33 The start or end date of the construction period may be subject to change; however, this would not materially alter the ES findings related to the assessment of likely significant effects or mitigation assuming the baseline environment is not substantially altered.

Effect Significance and Approach to Assessment

- 1.34 Assessments will broadly consider the sensitivity of the resources/ receptors that could be affected and the magnitude of the impact and/ or change to the baseline conditions to derive the classification and significance of effects. The methodology for determining effect significance considers several factors.
- 1.35 Where definitions are available in ES guidance the consensus is that 'impacts' are defined as the changes resulting from an action and 'effects' are defined as the consequences of impacts; therefore, both terms have been used within this ES, as appropriate.
- 1.36 Terminology to describe the sensitivity of receptors and the magnitude of impact is as follows:
- High;

- Medium;
- Low; and
- Very Low.

- 1.37 Each technical chapter of this ES provides the criteria used to determine the sensitivity of receptors to the Proposed Development and the magnitude of effect, specific to the topic. Where possible, this has been based upon quantitative and accepted criteria (for example, national standards). Alternatively, value judgements and expert interpretations by the authors are used to establish to what extent an effect is significant. Where topic-specific criteria deviate from the general criteria presented in this chapter, the criteria used are detailed in the relevant technical chapter.
- 1.38 There is no statutory definition of what constitutes a significant effect and guidance is of a generic nature. However, it is widely recognised that 'significance' reflects the relationship between the magnitude of an impact and the sensitivity (or value) of the affected receptor. A generic classification of the likely effects is provided within **Table 1.1**.

Table 1.1 Significance of Effect Matrix

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Very Low
High	Major Beneficial / Adverse	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse
Medium	Major Beneficial / Adverse	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible
Low	Moderate Beneficial / Adverse	Minor Beneficial / Adverse	Negligible	Negligible
Very Low	Minor Beneficial / Adverse	Negligible	Negligible	Negligible

Effect Significance

- 1.39 The general terminology used to describe the classification of effects is presented in **Table 1.2** and **Table 1.3**. The nature of effect is also identified, i.e. whether it is adverse or beneficial in nature.

Table 1.2 Categories of Effects Being Considered

Type of Effect	Description
Major	These effects (adverse or beneficial) may represent key factors in the decision-making process. Potentially associated with sites and features of national importance or likely to be important considerations at a regional or district scale. Major effects may relate to resources or features which are unique and which, if lost, cannot be replaced or relocated.
Moderate	These effects (adverse or beneficial) are likely to be important at a local scale and (if adverse) on their own could have a material influence on decision-making.
Minor	These effects (adverse or beneficial) are mostly local issues and may be of relevance in the detailed design of the project but are unlikely to be critical in the decision-making process.
Very Low	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.

Table 1.3 Nature of Effect

Type of Effect	Description
Adverse	Detrimental or negative effects to a resource or receptor.
Negligible	Effects which are below the levels of perception, within normal bounds of variation or within the margin of forecasting error, these effects are unlikely to influence decision-making, irrespective of other effects.
Beneficial	Advantageous or positive effect on a resource or receptor.

1.40 Following the classification of an effect, a statement is made as to whether the effect is 'significant' or 'not significant'. Generally, the following criteria are applied:

- Moderate or major effects are deemed to be 'significant';
- Minor effects are considered to be 'not significant'; and
- Negligible effects are considered to be 'not significant' and not a matter of local concern.

1.41 This may differ in the case of some technical assessments. Where this is the case, it is clearly described in the technical chapter.

1.42 Professional judgement has been applied, including consideration of whether an effect is direct or indirect, cumulative, the duration and frequency, and the likelihood of the effect occurring. Where the approach to classifying effects and/or defining significance differs from that outlined above, this is clearly described in the relevant chapter of this ES.

- 1.43 Where mitigation measures are identified to eliminate or reduce significant adverse effects, these have been adopted in a number of ways:
- Incorporated into the Proposed Development, for example, either through an amendment during the design evolution process as a result of initial modelling and studies ('embedded mitigation');
 - Implemented as a monitoring/management measure during the construction phase (e.g. through a Construction Environmental Management Plan) ('additional mitigation'); or
 - Operational or managerial standards/ procedures and further design (i.e. through planning conditions or obligations) (also 'additional mitigation').
- 1.44 This ES reports the 'residual' effects (those effects which remain following the implementation of suitable mitigation measures), and these are classified following the terminology defined above. The likely residual effects for each technical discipline are summarised within a table of each of the technical chapters of this ES.

Cumulative Effects

- 1.45 The EIA Regulations specify the information to be included in an ES (Schedule 4) and require that in assessing the effects of a particular development, consideration should be given to cumulative effects. Potential cumulative effects can be categorised into two types:
- **Combined effects (Type 1)** - occur when two or more different environmental effects from the Proposed Development (e.g. dust, noise, traffic) act together to produce a different level of effect/ impact experienced by a particular receptor. These combined effects (or 'Intra-Project') can be additive or synergistic such that the sum of the impacts can be less or more than the individual impacts (i.e. because they may exacerbate or neutralise one another); and
 - **Cumulative effects (Type 2)** - are those that accrue over time and space from a number of different development activities and projects in geographical proximity to one another, which individually might be insignificant, but when considered together, could create a significant cumulative effect (also referred to as interproject effects).
- 1.46 The cumulative assessment is important to ensure that the combined effects of other schemes with the Proposed Development are understood appropriately for decision making.
- 1.47 The cumulative effects of the Proposed Development and cumulative schemes in the local area has been considered on a topic-by-topic basis with the cumulative assessment methodologies and the cumulative effects reported in a subsection of each ES chapter, along with mitigation measures where necessary. Combined effects have been considered in **Chapter 13: Residual Effects, Mitigation and Cumulative Effects**.
- 1.48 The below sets out the criteria to identify which cumulative schemes in the area should be subject to assessment, based on professional judgement and best practice of where likely significant cumulative effects may arise:

- Proposed by way of the submission of a planning application and subject to a high certainty of being delivered, permitted/ with a resolution to grant planning permission or under an early stage of construction;
- Located within 4km of the Site boundary, spatially linked to the Site by means of the local road network or visible in views to and from the Site; and
- Which are 10,000sqm in Gross External Area floor area or would give rise to more than 150 residential units;

or

- Exceptional schemes that do not fit within the above parameters based on proximity or interrelationship with the Proposed Development.

1.49 A planning search was undertaken using these criteria. The radius is considered appropriate for determining cumulative effects in this locality based on experience, professional judgement, and is considered an appropriate radius for all topics.

1.50 A list of cumulative schemes is provided and the full assessment of effect interactions and cumulative effects can be found in **Chapter 13: Residual Effects, Mitigation and Cumulative Effects** of this ES.

Assumptions and Limitations

1.51 A number of assumptions have been made during the ES. Assumptions specific to certain environmental aspects are discussed in the relevant chapters of the ES. General assumptions include:

- Baseline conditions identified in the ES remain consistent;
- The principal land uses adjacent to the Site remain as they are at the time of the ES submission, except in cases where planning permission has already been granted for development. Where relevant and appropriate, it is assumed that the construction and operation of these developments will take place over the lifetime of the Proposed Development and so (where relevant) have been considered in the cumulative effects assessment presented in **Chapter 13: Residual Effects, Mitigation and Cumulative Effects** of this ES;
- Information provided by third parties, including publicly available information and databases is correct at the time of publication. This information has not been verified as part of the assessment work undertaken to inform this ES;
- With regard to the assessment of potential cumulative effects, it is assumed that the schemes identified for the assessment will be constructed and become operational in-line with the information available at the time of undertaking the assessment. The assessment of cumulative effects has been reliant on the availability of information relating to all of the identified cumulative schemes (whether submitted for planning, consented or under construction); and

- The construction programme associated with the Proposed Development is indicative at this stage and is anticipated to commence as described in **Chapter 3: Proposed Development, Construction and Description of Alternatives**.

ES Structure and Project Team

1.52 The authors of ES chapters and the structure of the ES are set out in **Table 1.4**.

Table 1.4 Structure of the ES

	Chapter	Author
Volume I: Main Text		
1	Introduction and EIA Methodology	Iceni Projects
2	Description of the Site, Surroundings and Background	
3	Proposed Development and Description of Alternatives	
4	Socio-Economics	
5	Transport and Access	The Transportation Consultancy Ltd
6	Air Quality	entran
7	Noise and Vibration	entran
8	Hydrology, Flood Risk and Drainage	GTA Civils & Transport
9	Archaeology	Iceni Projects
10	Ecology	Greenspace Ecological Solutions
11	Built Heritage	Iceni Projects
12	Landscape and Visual Impact Assessment	Iceni Projects
13	Residual Effects, Mitigation and Cumulative Effects	Iceni Projects
Vol II	Technical Appendices	Various
Vol III	Non-Technical Summary	Iceni Projects (with input from the EIA team)

1.53 In addition to the ES, the planning application is accompanied by a series of technical reports, including:

- Design and Access Statement;
- Trees and Hedgerow Survey and Impact Assessment;
- Energy & Sustainability Statement;
- Utilities Assessment; and
- Agricultural Land Classification.

- 1.54 As required by Regulation 18(5)(a) of the EIA Regulations, the ES must be prepared by 'competent experts'.
- 1.55 Icení is the lead editor of this ES and author of certain chapters as defined in **Table 1.4** Icení is a member of the ISEP Quality Mark scheme, an accreditation scheme which sets high standards for EIA practice and demonstrates a commitment to excellence in EIA activities.
- 1.56 Each member of the project team is a suitably qualified professional and details of the professional competency of the technical author is provided in **Appendix 1.6**. The Applicant provided the following statement confirming that it considers the experts to be competent:

"In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the McManus Family (the Applicant) can hereby confirm that the technical consultants appointed to contribute and author this Environmental Statement are competent experts and have demonstrated evidence of sufficient expertise to carry out robust assessment and reporting. This is evidenced in the technical chapters of the Environmental Statement."

Availability of the Environmental Statement

- 1.57 The ES and Non-Technical Summary (NTS) are available to view online on the GBC website at the following link: <https://www.gravesham.gov.uk/planning/view-comment-planning-application>
- 1.58 Hardcopies (£250) or electronic copies (free of charge) of the ES can be provided. The ES can be inspected at GBC's offices.
- 1.59 The NTS can be obtained as an electronic file free of charge, or as a hard copy (£10).
- 1.60 For assistance, please contact Icení as follows:

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References

¹ UK Gov. (December 2024, amended February 2025). National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² UK Gov. (2024). Planning practice guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

³ ISEP. The State of EIA practice in the UK. Available at: <https://www.isepglobal.org/articles/the-state-of-eia-practice-in-the-uk>

⁴ Gravesham Borough Council. (2014). Local Plan. Available at: <https://www.gravesham.gov.uk/local-plan-policy/local-plan>

⁵ Kent County Council. (2020). Kent Minerals and Waste Local Plan 2024 to 2039. Available at: <https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/economic-regeneration-and-planning-policies/planning-policies/minerals-and-waste-planning-policy/kent-minerals-and-waste-local-plan-2024-to-2039>

⁶ UK Gov. (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Available at: <https://www.legislation.gov.uk/uksi/2017/571/contents>