

Application: 20250399

**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: **Hannah Plant, Wardell Armstrong
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD**

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 22nd April 2025 does not constitute EIA development and therefore and Environmental Statement. The notice relates to land situated at

**Land At
Wrotham Road
Meopham
Gravesend
Kent
DA13 0AA**

and being **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 two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

1. The developments proposed are for the residential developments across two sites at Land at Wrotham Road, 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 document dated 22nd April 2025.

Without the implementation of the various further assessments and mitigation measures, as set out within the covering letter to accompany request for screening opinions by Wardell Armstrong on behalf of Richborough dated 22nd April 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

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:

Covering Letter from Wardell Armstrong dated 22nd April 2025;
Appendix 1 - Screening Matrix; and
Appendix 2 - Site Location Plan.

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: 27 August 2025

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