

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

1. CASE DETAILS				
Case Reference	20250399	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 Land at Wrotham Road, Meopham.	
Appellant	N/A			
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) (ii) and (iii)	
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?			Both Sites Exceed 5ha. One site exceeds 150 units alone. Noth sites combined exceeds 150 units.	
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	

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. The proposals will involve the development and landscaping the sites, which will physically change the site topography.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: <i>The illustrative masterplan to be submitted with any future application will show how the sites are intended to be developed. This will be refined as future work is conducted on the sites to minimise the negative effects that the development may pose. It is also intended to maintain the natural topography of the sites as much as possible, reducing the impacts of any changes to the sites' topography.</i>
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 land/soils currently on the sites will be lost to the proposals during the construction phase of the project. During operation, the proposals will also require the use of water to provide this natural resource to inhabitants.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: <u>Soil</u> During construction, the use of the sites will be altered from agricultural land with this resource

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		being lost. However, where soils are removed from the sites these will be suitably stored on site and reused on the site to landscape the proposed development, conserving the soil resource. The proposals also intend to maintain green open space, protecting the land and soil resources at these site locations. An ALC Report will be produced in support of the planning applications. <u>Water</u> <i>The construction phase will require the use of water for building and landscaping purposes, then during the operational phase water will be needed on site for residential use.</i> <u>Materials/minerals</u> <i>Building materials will be required during the construction phase. During the construction phase it the use of sustainable materials is proposed wherever possible. Some examples of this would be to choose suppliers who also practice sustainability and reducing the quantities of non-renewable and finite resources used.</i> <u>Energy</u> <i>During construction, energy will be required to power the construction machinery. Where possible the energy used will come from sustainable sources and be used only when required.</i> <i>During operation, energy will need to be provided by the proposals for residential use. As renewable energy makes a larger contribution</i>

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			to the National Grid, sustainable sources will be used to provided energy to homes, reducing impacts of energy consumption on the environment.
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?	Yes	There are areas of priority habitat deciduous woodland that border the site which form part of a woodland improvement area and have been classed as woodland priority habitat network.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: <i>Development of the sites will result in the loss of c. 20.73 ha of arable agricultural land, which is the predominant land use in the local area, hence the loss will not be significant when considering the wider area. The priority woodland habitat bordering the sites will be protected during construction of the proposals, along with the creation of areas of green infrastructure bordering the sites, that will support this priority habitat.</i> In any scheme that is designed they will need to ensure for the lifetime of the development there is no adverse impact on the around priority woodland habitat
6. WASTE			
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	The construction phase will produce solid wastes in the form of construction waste, and during the operational phase domestic waste will be produced.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following:

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			<i>During construction there may be some waste produced, however the impacts of this will be mitigated by following best practice and guidance, and any waste will be disposed of appropriately at the relevant and licenced waste facility.</i> <i>During the operational phase, waste produced will be removed from the sites in a suitable manner and be collected by the local waste authority in accordance with policy and guidance. The roads forming the proposed developments will allow access for refuse collection, and suitable waste collection sites including bins will be provided throughout the proposed developments in suitable quantities to allow residents to dispose of waste effectively, with the proposal also mitigating impacts upon waste transfer/recycling facilities.</i>
7. POLLUTION AND NUISANCES			
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	During construction, any machinery used, and the movement of soils and materials may release pollutants into the air. During the operational phase traffic on the sites associated with the residential nature of the developments will release pollution into the air.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: *Please note the text highlighted in red has been amended to reflect the correct locations of bus stops.

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		<i>Best practice will be implemented to ensure that construction impacts due to vehicle movements are minimised. Furthermore, any impacts associated with construction will be temporary in nature. The Transport Assessment (TA) supported by the Travel Plan (TP) will set out sustainable, low emission, modes of transport to and from the sites during both construction and operation.</i> <i>Additionally, due to the sites location several services will be provided and/or enhanced nearby (bus and rail) which will make commuting by public transport easily accessible for residents. The nearest train stations to the sites are Meopham (1.10 km north) and Sole Street (1.13 km northeast), and Wrotham Road (near Huntingfield Road) 0.06 km to the north of Site A is the closest bus stop.</i> <i>Meopham train station can be accessed by bus services close to the sites on Wrotham Road. Meopham train station has regular services to London Victoria, Dover, Gillingham, and Ramsgate. At the application stage, improvements to the bus service and active travel links will need to be secured.</i> <i>The TA will also set out any mitigation to reduce the amount of air pollution from traffic associated with the proposals. An Air Quality Impact Assessment will assess and provide mitigation measures for any air pollution predicted to be released by the proposals.</i>
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes The proposals will cause noise and light, however no heat, energy, or electromagnetic radiation will be released from the proposals.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April

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		2025) where the applicant concluded the following: <i>In comparison to the existing agricultural use, nearby residents may be subject to increased noise and light levels from the sites during both the construction and operational phases. During construction additional lighting may occur around working hours depending on daylight hours, and where needed occupancy detectors will be used in line with good practice.</i> <i>A Noise Impact Assessment will identify any noise sources associated with the proposals and set out strategies to mitigate against any noise pollution, which will become embedded into the development design as the project progresses.</i> <i>Any impacts associated with construction will be temporary in nature. The Noise Impact Assessment will also set out mitigation to be implemented that will reduce the effect of noise from the sites during the operational phase, if required.</i> <i>The construction phase will also need to comply with a Construction Management Plan, which will address amongst other things, traffic, lighting, noise issues, this document will be submitted as part of the application or details secured by condition.</i> <i>During operation, the proposals may increase lighting levels at the sites, however a street</i>

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			<i>lighting plan will set out the design of street lighting in a manner that will reduce any associated impacts. The Landscape and Visual Impact Assessment (LVIA) would also assess the effects of lighting from the proposals on the local area.</i>
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 construction there is the risk of spills on site that would contaminate land or water.	No <i>The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following:</i> <i>During construction standard best practice will mitigate the risk of contamination from activities such as spillages and leakages, such as the creation of fuel bunds. Best practice will be followed during the operational phase to reduce the risk of contamination to the local ground and water, an example of this would be keeping any fuels, oils, and other potentially harmful liquids away from waterbodies. A Contaminated Land Desk Study will be prepared in support of this planning application, that will identify and potential sources of contamination at the sites and set out methods to mitigate against any risks associated with these.</i>
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	There are no areas on or around the location which are already subject to pollution or environmental damage.	No <i>The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following:</i> <i>Due to there not being any areas on or around the location which are already subject to pollution or environmental damage, no significant effects will occur because of this.</i>

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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?	No Subject to adherence to relevant health and safety requirements, it is highly unlikely that a major accident or disaster would arise. Changes to the future climate baseline have the potential to affect the proposals through issues such as soil drying; temperature; precipitation; snow and ice; gales and storms; and cloud cover. However, the proposals would be designed to ensure resilience to such impacts.	No <i>The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following:</i> Due to the site's stable location, it is unlikely that any significant effects will be caused by/on the proposals because of major accidents. The proposals will be constructed to meet Building Control standards and take into considerations future baseline conditions. The proposal will also seek to deliver against the climate change agenda, hence it will be resistant to the impacts of climate change. The sites lie within Flood Zone 1, therefore severe flooding will be unlikely at the sites.
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)	No During construction, the proposals are unlikely to pose a risk to human health, through the production of air pollution. The proposals will not present a risk to the population and their health during operation as the development will be suitable for residents to live a healthy life.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: Whilst some levels of air pollution will be produced during the construction phase, these will be suitably mitigated as set out in the Air Quality Impact Assessment to reduce this impact to a non-significant level, as well as the implementation of good practice health and safety measures. No risks to the population and their health will exist during the operational phase. In fact, the proposals will aim to <i>improve people's standard of living through providing suitable housing and green infrastructure. The project also aims to reduce</i>

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		traffic past the schools adjacent to the sites, which will reduce the volume of traffic emissions in the area, improving people's health by improving local air quality.
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 There are no surface water resources located in close proximity to the sites. Groundwater could potentially be affected by pollution events.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: <i>A Flood Risk Assessment (FRA) and Drainage Strategy will be developed as part of the planning application. This scope of works will mitigate any impacts on flooding caused by the proposals, and ensure that any water leaving the sites as a result of the proposals will be dealt with accordingly, reducing any consequences. The sites lie within Flood Zone 1 with only very small areas of low surface water flood risk at the north western corner of Site A. This will also reduce the impacts that the proposals will have on water resources in the local area, due to the lack of environmental features and processes at the sites and surrounding area that the proposals would interact with. The proposals are not anticipated to use any materials that may cause water contamination, and best practice and guidance will be used to mitigate the risk of pollution and water contamination.</i>
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 Are there any protected areas which are designated or classified for	Yes There are areas of priority habitat deciduous woodland that border the sites which form part	No An Ecological Site Assessment including species surveys will be undertaken as part of the

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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))).		of a woodland improvement area and have been classed as woodland priority habitat network. The North Downs Woodland Special Area of Conservation (SAC) is located 3 km east of Site A.	The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: <i>planning application for this project, that will identify any habitats and species on the sites and surrounding area that could be affected by the proposals, and set out any mitigation measures to be implemented to reduce these. The proposals aim to reduce the loss of priority habitats at the sites and create green infrastructure that will provide benefits for wildlife and support any priority habitats identified on site.</i> <i>Based on initial appraisals it is not considered that the sites are functionally linked to the North Downs Woodland SAC, however the assessment will consider the potential impacts of increased recreational pressure and impacts identified will need to be suitably mitigated.</i>
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	As mentioned above, there is suitable good quality habitats on the sites and in the surrounding area.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: <i>The Ecological Site Assessment and any species reports produced for this project after carrying out any required species surveys, will set out any mitigation measures to be implemented that will reduce the impacts on any protected, important, or sensitive species of flora or fauna which use areas on or around the sites. Green infrastructure will be implemented by the proposals, that will support habitats already on</i>

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		site and bring benefits to the local biodiversity. The open space strategy incorporates blue and green infrastructure to ensure the SuDS are suitable for habitat creation. The scheme will achieve a net gain in biodiversity and a BNG Metric/calculations will be provided with the application submission.
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 Kent Downs National Landscape is located 0.26 km to the east of Site A.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: *The below text has been updated to refer to National Landscape <i>Any impacts on the Kent Downs National Landscape will be assessed within the LVIA, and the LVIA will also propose any mitigation measures to be implemented to reduce any effects where needed. From the initial site survey it is considered that the visual envelop of the site is limited by the rolling landscape, and the existing vegetation on Camer Park Road limits inter-visibility between the sites and National Landscape. The eastern border of Site A will be mainly composed of green infrastructure, that will act as a landscape buffer between Site A and the National Landscape., reducing potential impacts. Furthermore, enhancement of the landscaped edge to the east of Site A will align the existing</i>

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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			settlement edge with the Green Belt and National Landscape. beyond. The proposals have been designed to respect the local character of the area surrounding the sites. The landscape strategy of the sites will be soft and native to the area to reflect the local context and the host landscape type. This includes the creation of green frontages along Wrotham Road and Longfield Road which will enable the retention of existing tree cover whilst providing space for additional roadside landscaping. Overall, development in this location would not result in significant harm to landscape character or visual amenity, and an appropriately designed scheme could meet the landscape objectives of both National and Local Planning Policy.
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 sites border the village of Hook Green (north of Site A and northeast of Site B) and will be visible to people there.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following <i>Views of the construction phase will be temporary in nature, and during the operational phase site screening will develop over time as landscaping and planting throughout the buffer of green infrastructure that will border the sites, reducing the visibility of the proposals. The proposals will also tie in with the surrounding landscape and act as a natural extension to the village of Hook Green once constructed.</i>
12. CULTURAL HERITAGE/ARCHAEOLOGY			
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any	Yes	The grade I listed building of Saint John the Baptist Meopham and Grade II listed church cottages can be found 0.19 km south of Site A	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April

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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).	within the Conservation Area (CA) of The Street. To the west of Site B is grade II listed Melliker farmhouse and to the south east is Conservation Area (CA) of The Street.	2025) where the applicant concluded the following <i>A Heritage and Archaeology Statement will be produced to support the planning application for this project, which will assess the impacts of the proposals on heritage and archaeology and set out any mitigation required to reduce any impacts identified. Enhanced buffer planting to the south of Site A will ensure that the character and appearance of the Listed Buildings are respected and potential impacts to the CA are mitigated. A Heritage consultant is involved in the development design to ensure the development parcels retain the key views, and the landscaped development buffer provides sufficient mitigation against impacts on the Listed Buildings and their setting.</i> In addition, the applicant will need to consider the following with any future application. The NPPF sets out a hierarchy of significance and harm. In accordance with the NPPF, the applicant will seek to avoid development that substantially harms a designated heritage asset. Should the development proposal lead to less than substantial harm to the significance of a designated heritage asset, the applicant will set out if this harm weighed against the public benefits of the proposal.

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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?	Yes A footpath is located on the eastern edge of Site B and there is a network of PRow in the wider area.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following <i>The footpath currently passing through the site is intended to be retained and incorporated within the development, which will reduce the impacts on the provision of public access to recreation and other facilities. The proposals seek to improve pedestrian and cycle links through the sites to the wider public right of ways network, including Camer Park. The proposals have the potential to provide car parking for Meopham Community Academy and Helen Allison School, bordering the east of Site B. This provision of additional parking would provide beneficial effects of local transport routes by providing a suitable area for parking that prevents congestion caused by roadside parking.</i>
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 The applicant has suggested the following: <i>Meopham Parish Council have previously expressed support for a scheme that seeks to address these existing traffic related issues around the schools situated between Site A and Site B.</i>	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following <i>The TA will identify if there are any transport routes on or around the sites which are susceptible to congestion or the cause of any environmental problems. Once identified the TA will evaluate the impacts on these and provide mitigation measures to be implemented if required.</i>

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		<i>The applicant will seek to engage with the Parish Council and the two Schools (Meopham Community Academy and Hellen Allen) to understand the best approach to delivering facilities that will reduce traffic on the roads outside the schools.</i> In addition the LPA acknowledge the proposal has the potential to increase congestion on the local and strategic road networks, if not suitably mitigated via measures such as the provision of active travel and enhanced public transport (eg frequency of bus services).
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.	Yes The sites lie adjacent to Hook Green with the village of Meopham to the south. These settlements contain residential properties, local businesses, and schools that could be affected by the proposals.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: <i>The TA will set out the mitigation to be followed to reduce any direct or indirect impacts of traffic from the proposals on the local population. The TP will also set out sustainable travel methods to and from the sites during both the construction and operational phase of the proposals, which will reduce the impacts of</i>

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		people traveling to and from the sites on the local area and population, by reducing reliance on vehicle travel which causes emissions and congestion. Any landscape and visual effect will be identified within the LVIA, which will also provide suitable mitigation against any adverse effects of the proposals on views. The proposals have also been designed so that the character of the surrounding landscape is respected. A Noise Impact Assessment and Air Quality Impact Assessment will include mitigation to reduce the impacts of noise and air quality on the local population. Noise mitigation measures will also be incorporated into the development design where needed as the project develops, for example by landscape buffering around the perimeter of the sites. The contaminated land desk study will identify any potential contamination and pollution sources that could be released from the sites because of the proposals. If any sources of contamination are identified, then the desk study will also suggest mitigation measures to be implemented that will reduce the effects of any contamination on the nearby area and people who live and work there. Any impacts associated with the construction phase will be short term and temporary in nature. The proposals have the potential to support Meopham Community Academy and Helen Allison School, by providing car parking spaces and drop off areas for the school. This will be a beneficial effect of the proposals on community facilities around the sites, additional proposals to reduce traffic issues around the schools will

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			<i>also come forward with this project as the development design is progressed and consultation is undertaken.</i>
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	The Council is progressing work on it's Regulation 19 consultation document (i.e. it's emerging Local Plan), the previous Regulation 18 consultation document, identified the need for Green Belt releases, and identified multiple sites in close proximity to these sites, as potential locations for residential led developments.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: <i>The current Local Plan does not include any allocations in close proximity to this site, the emerging Local Plan may identify potential allocations in close proximity to these sites, however, little weight can be afforded to these potential options, as the Regulation 19 document has yet to be published, and the level of objections etc to the proposed policies are unknown. Therefore at present there are no plans for future land uses on or around the location which could be affected by the project, significant effects are not likely.</i>
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	The location is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/adverse climatic conditions which could cause the project to present environmental problems.	No The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following: <i>The proposals will be constructed so that it is resistant to the receiving environment and predicted impacts of climate change. An FRA and Drainage Strategy will be produced, considering the impacts of climate change, which will ensure that the project does not</i>

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				<i>provide environmental problems associated with flood risks.</i>
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	There are no nearby existing or approved developments in the planning system which have not yet been built out (and would therefore be considered as part of the baseline). As set out within this request, the two sites will be subject to separate applications and have the potential to result in cumulative effects in combination.	No	The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22nd April 2025) where the applicant concluded the following: <i>As set out within this request, it is not considered likely that the two developments will result in significant effects in cumulation due to the lack of shared sensitive receptors and mitigation measures incorporated within each development design. The other schemes granted planning permission by GBC identified earlier within this letter have either already been built out, or are considerable distance away from the sites so that no sensitive receptors will experience any cumulative effects, unless linked to the transport network. However, this will be addressed via the TA.</i>
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	No transboundary effects have been identified.	No	The LPA agrees with appendix 1(screening Matrix submitted by the applicant 22 nd April 2025) where the applicant concluded the following:

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.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	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))
		No transboundary effects have been identified, as such no significant effects will occur in relation to this.

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	Richard Hart
DATE	26 th August 2025