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Sharon Bickerstaff
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Corporate Services Department
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Your Ref: 20221237

Our Ref: APP/K2330/W/23/3318724

Date: 11 October 2023

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by JB Construction

Site Address: Land at 98 Old Road West, Gravesend, DA11 0LR

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Erection of an additional 2 x 1 bed flats within the roof space of this purpose built three storey block including alterations to the roof and insertion of dormer windows.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The Proposed Development is located within the Zone of Influence of the following designated sites:

- Thames Estuary & Marshes Special Protection Area (SPA) and Ramsar Site.

The site is also located within the Impact Risk Zone of the following Site of Special Scientific Interest (SSSI):

- South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI)

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed in relation to the SPA - a financial contribution towards the Strategic Access Mitigation and Monitoring Strategy (SAMMS).

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, including possible heritage issues, it would not be of a scale and nature likely to result in significant environmental impact. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

The Proposed Development is not EIA Development.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr J Barron (agent)

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