



The Planning Inspectorate

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Ms Sharon Bickerstaff
Gravesham Borough Council
Corporate Services Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Your Ref: 20220839

Our Ref: APP/K2230/W/22/3313228

Date: 26 May 2023

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Ms Bickerstaff

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

Appeal by: Breley Design Ltd

Site Address: Cobham Lodge , Valley Drive, GRAVESEND

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, namely, the conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semi-detached and 1no. detached houses and associated development. 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 would be located within the Zone of Influence for the Thames Estuary and Marshes Special Protection Area of Special Protected Area. However, mitigation would be possible through securing a financial contribution in line with the Strategic Access Mitigation and Monitoring Strategy (SAMMS) (tariff) payment and considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it is unlikely to result in significant effects.

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

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr Matthew Wood

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