



The Planning Inspectorate

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Your Ref: 20230312

Our Ref: APP/K2230/W/23/3323850

Date: 31 October 2023

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Sir/Madam

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

Appeal by: Stephen Church

Site Address: Nutfield Farm, Priestwood Road, Meopham, Gravesend, Kent DA13 0DA

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 demolition of the existing detached 4-bedroom dwelling, together with its associated garages and outbuildings and its replacement by a detached 3-bedroom bungalow with associated detached double garage and mower store, 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 development is small in scale and there would be no likely significant effects in terms of noise, landscape and visual, water, contamination and pollution, flooding, traffic, ecology or archaeology.

Given the nature and scale of the proposed development and the nature of the receiving environment it is considered that while there may be some impact on the surrounding area as a result of this development, it would not be likely to result in significant environmental effects. EIA is not required.

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

Christopher Glaister

Christopher Glaister
EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Jeremy Isherwood (jeremy.isherwood@btinternet.com)

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