



The Planning Inspectorate

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Your Ref: 20211019

Our Ref: APP/K2230/W/22/3295179

Date: 28 July 2022

Sent by e-mail:

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 Mr K Avery

Site Address: Land at 28 Park Road, Gravesend, DA11 7PR

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: Residential Development. Application for outline planning permission with all matters reserved and being for demolition of existing building and erection of 6 no. semi-detached, 3-bedroom dwellings.

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 appeal site relates to an area of garden land at No 28 Park Road, Gravesend. No 28 Park Road is a residential plot consisting of a detached bungalow, detached garage and various modest garden outbuildings, with single driveway and access located at the end of Park Road which is a cul-de-sac and sits at a lower level than Park Road. The appeal site runs parallel to the rear gardens of the properties on Woodfield Avenue and is located within the urban residential area of Gravesend as defined on the adopted Gravesham Local Plan Core Strategy policies map. Access to the site would be from the existing driveway and the road would run directly parallel to the

rear of the properties on Woodfield Avenue, separated only by the narrow alleyway that runs behind the rear gardens.

The site is located within the recognised 6km buffer zone of the North Kent Marshes Special Protection Area (SPA) and Ramsar Sites, which are designated sensitive areas as defined by the EIA Regulations.

Although located within the recognised buffer zone of nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, archaeology, ecology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. 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, it would not be of a scale and nature likely to result in significant environmental impact. 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 M Strawbridge (agent)

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<https://acp.planninginspectorate.gov.uk/>