



The Planning Inspectorate

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Sharon Bickerstaff
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Kent
DA12 1AU

Your Ref: 20230974
Our Ref: APP/K2230/W/23/3333358
Date: 12 April 2024

Sent by email:

Dear Ms Bickerstaff

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

Appeal by: Mr & Mrs 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 associated outbuildings and erection of a replacement detached 3-bedroom bungalow (appeal against conditions 4 - landscaping scheme and 5 - future alteration, improvement or enlargement of planning permission 20230974) 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 threshold criteria at 10(b) of schedule 2 to the above regulations are not exceeded, however the Proposed Development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Kent Downs National Landscape (formerly Area of Outstanding Natural Beauty [AONB]).

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.

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

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Jeremy S Isherwood - Chartered Architect

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