



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Gravesham Borough Council
Civic Centre
Windmill St
Gravesend
DA12 1AU

Your Ref: 20250446
Our Ref: APP/K2230/W/25/3370490
Date: 10 October 2025

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: Mr Singh

Site Address: 40 Cross Lane East, 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, Erection of a Single 2-Bedroom Dwelling, 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 is located within the zone of influence of the Thames Estuary and Marshes Special Protection Area (SPA), located c. 3.3km northeast and Ramsar site located c. 2.3km northeast.

The sensitive site is vulnerable to an increase in disturbance from recreation as a result of an increase in the local residential population. The proposed development will likely result in localised effects for which mitigation measures are proposed, in the form of a financial contribution toward Strategic Access Management and Monitoring (SAMM) measures.

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 area as a result of this development, it would not be of a scale and nature likely to result in significant environmental 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 faithfully,

Molly Tuohey

Environmental Advisor
(Signed with the authority of the Secretary of State)

cc: Guneet Kaur (Dream Design Develop Ltd) - Agent - info@dreamdesigndevelop.co.uk

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:
<https://acp.planninginspectorate.gov.uk/>