



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 Street
Gravesend
Kent
DA12 1AU

Your Ref: 20240308

Our Ref: APP/K2230/W/24/3347375

Date: 13 January 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 C King (CT Building Contractors Ltd)

Site Address: Land Adjacent To 28 Coutts Avenue, Shorne, Gravesend, Kent, DA12 3HJ

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 erection of 4 two bedroom bungalows with associated parking and turning space, 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 within the 6km Zone of Influence of the Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar site, located c. 2.8km northeast.

The SPA and Ramsar site are vulnerable to an increase in disturbance from recreation as a result of an increase in the local residential population. The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (a financial contribution towards 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

Wojciech Wiktor Wilkanowski

WOJCIECH WIKTOR WILKANOWSKI
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Graham Simpkin – Graham Simpkin Planning – projects@gsplanning.uk

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