



The Planning Inspectorate

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Sharon Bickerstaff
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Your Ref: 20211582
Our Ref: APP/K2230/W/22/3302467
Date: 23 December 2022

Sent by email:
planning.appeals@gravesham.gov.uk

Dear Sharon,

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

Appeal by: BRT Properties

Site Address: 2 Vale Road, Northfleet, Gravesend, DA11 9RE

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 three-storey building with rooms in the roof space to provide 14 x two-bedroom self-contained flats, with associated access, car parking, cycle parking, refuse stores and amenity 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 Proposed Development is located within the Zone of Influence for North Downs Woodlands Special Area of Conservation (SAC), Thames Estuary and Marshes Special Protection Area (SPA) and Thames Estuary and Marshes Ramsar. It is also located in the Impact Risk Zone for Bakers Hole Site of Special Scientific Interest (SSSI), Darenth Wood SSSI, Swanscombe Peninsula Site SSSI, Swanscombe Skull Site SSSI, South Thames Estuary and Marshes SSSI and Shorne and Ashenbank Woods SSSI. These sites are classed as sensitive areas as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). It is likely there will be some impact within the Proposed Developments immediate

locality, however, considering the nature and scale of the Proposed Development significant effects are not likely to occur.

In terms of other potential environmental impacts, subject to proposed mitigation measures, no significant impacts have been identified. The Proposed Development is located in close proximity to several Scheduled Monuments. The closest one is located 1km to the west called: Neolithic sites near Ebbsfleet. The site is also located near to Grade I, II and II* listed buildings. Considering the nature and scale of the Proposed Development, significant effects on heritage features/listed buildings are not likely to occur.

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.)

Your sincerely,

Jessica Jones

Jessica Jones
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Greg Filmer (DHA Planning)

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