



The Planning Inspectorate

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Sharon Bickerstaff
Gravesham Borough Council
Civic Centre
Windmill Street
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Kent
DA12 1AU

Your Ref: 20221035
Our Ref: APP/K2230/W/23/3317431
Date: 11 September 2023

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

Dear Ms Bickerstaff,

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

Appeal by: Mrs Iris Smith

Site Address: TJ's, 15 Milton Road, Gravesend, Kent, DA12 2RF

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 2 storey outrigger and erection of a replacement three storey outrigger linked to an upper floor extension to the existing function room including the change of use of the new first floor accommodation to 12no. ensuite letting rooms ancillary to the existing public house including the relocation of the existing toilets and provision of disabled toilet facilities, falls within the description at Schedule 2 (10b) 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 of the following designated sites:

- The Thames Estuary and Marshes Ramsar Site, located c. 2km east; and
- The Thames Estuary and Marshes Special Protection Area (SPA), located c. 2.9km east.

The designated sites are vulnerable to an increase in recreational disturbance as a result of an increase in the local residential population / visitor numbers.

The Proposed Development is likely to result in localised effects in terms of EIA for which mitigation measures are proposed (a financial contribution towards the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMMS)).

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 threshold criteria at 10 (B) of Schedule 2 to the above regulations are also not exceeded.

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

Sasha Clark

SASHA CLARK
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr James Barron, BarronEdwards Ltd (Appellant's Agent)

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