

Room 3L
Temple Quay House
2 The Square
Bristol, BS1 6PN

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

Sharon Bickerstaff
Gravesham Borough Council
Corporate Services Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Your Ref: 20240139

Our Ref: APP/K2230/W/24/3356605

Date: 01 July 2025

Dear Madam

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

Appeal by Provectus Developments Limited

Site Address: Land at Barn North of Abbey Farm, Church Street, Higham, Gravesend, Kent, ME3 7LS

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 is as follows: Proposed change of use of an agricultural building into five holiday let accommodation units (resubmission of 23/0399).

The development proposed 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 6km Zone of Influence (ZOI) of the following designated sites:

Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar Site.

The following site is also located within 10m of the South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI).

These are all designated sensitive areas as defined by the EIA Regulations.

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (a financial contribution towards increased potential impacts of the development relating to the Thames Estuary and Marshes SPA & Ramsar Sites, Strategic Access Management and Monitoring Strategy (SAMM)).

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, which could also include possible heritage issues, 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.

The Proposed Development is not EIA Development.

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

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr A Street (agent)

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/>