



Planning Inspectorate

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Your Ref: 20250270
Our Ref: APP/K2230/W/25/3370656
Date: 19 November 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: T Russell

Site Address: Starwood, Pear Tree Lane, Shorne, 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, Demolition of 4 No. stable buildings, 2 No. canopies and removal of 2 No. containers, 1 No. portacabin and hardsurfacing and alterations and extension of existing concrete framed structure to form detached bungalow with three bedrooms and use of existing access, 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 in proximity to the following designated sites:

- Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) c. 3.8km north
- North Downs Woodlands Special Area of Conservation (SAC) c. 5.2km south
- Great Crabbles Wood Site of Special Scientific Interest (SSSI) c. 0.1km south-east
- Shorne and Ashenbank Woods SSSI c. 0.7km west
- Cobham Woods SSSI c. 1.6km south

The proposed development will lead to an increase in population of the area which may increase recreational pressure at the designated sites. The proposed development has the potential to adversely impact the designated sites through increased recreational disturbance. Mitigation in the form of financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMMS) is available to mitigate impacts from recreational disturbance. Provided this, or the equivalent mitigation is secured, no significant effects are likely to occur at this site from the proposed development.

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 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,

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Wing Sum To

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

cc: Mr Ollie Neary - Graham Simpkin Planning

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