



The Planning Inspectorate

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: 20220224

Our Ref: APP/K2230/W/22/3304053

Date: 03 January 2023

Dear Madam

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

Town and Country Planning Act 1990

Appeal by Mr Charles Adams

Site Address: Land at Junction of Rosebank Gardens and Davis Avenue, Northfleet, Gravesend, DA11 8DR

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: The erection of a single storey dwelling with associated works.

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 appeal site relates to an area of land at the Junction of Rosebank Gardens and, Davis Avenue, Northfleet, Gravesend. The site comprises a strip of overgrown amenity land adjacent Sherwood Cottage, which is a detached bungalow to the north. The proposed single storey house would be positioned on a narrow strip of land adjacent to Sherwood Cottage, a bungalow on Davis Avenue, and the entrance to the rear access to the houses between Rosebank Gardens to the south and Davis Avenue to the north. The rear elevation would also make up the rear boundary of the new dwelling. The edge of the vehicular access serving Davis Avenue and Rosebank Gardens is located immediately to the front of the proposed dwelling and would make up its front boundary. The site is located in a residential area.

The site is located within the recognised 6km buffer zone of the Thames Estuary & Marshes Special Protection Area (SPA) and North Kent Marshes Special Protection Area (SPA) and Ramsar Sites, which are designated sensitive areas as defined by the EIA Regulations.

Although located within the recognised buffer zone of nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, archaeology, ecology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. 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 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: Ms S Field (agent)

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<https://acp.planninginspectorate.gov.uk/>