



The Planning Inspectorate

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Sharon Bickerstaff
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Your Ref: 20231079
Our Ref: APP/K2230/W/24/3336645
Date: 18 October 2024

Sent by email:

Dear Ms Bickerstaff

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

Appeal by: Ms Linda Harber

Site Address: Viewpoint Place, Rochester Road, Gravesend, Kent DA12 4TU

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 retention of an additional mobile home and traveller pitch 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 threshold criteria at 10(b) of schedule 2 to the above regulations are not exceeded, however the Proposed Development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Zone of Influence (ZoI) of the Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar site – c. 480m north.

The Proposed Development is likely to result in localised effects for which mitigation measures are available in the form of financial contributions towards the North Kent Strategic Access Management and Monitoring Strategy (SAMMS) measures.

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.)

Yours sincerely

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr James Barron, Barron Planning Consultancy

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