



The Planning Inspectorate

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Sharon Bickerstaff
Gravesham Borough Council
Corporate Services Department
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Your Ref: 20220692

Our Ref: APP/K2230/W/22/3307790

Date: 26 July 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 Rishi Upple

Site Address: Land at 15 and 17 Westfield Close, Gravesend, DA12 5EH

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: Two-storey side extension to No.15; new external facing materials and resurfacing of drive to both properties.

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 15 & 17 Westfield Close, Gravesend. The site consists of a pair of semi-detached dwellings situated on western side of Westfield Close facing onto the turning area at the end of the road and are set back from the other properties on this western side of the street. Westfield Close is a short cul-de-sac comprising a mix of detached and semi-detached two storey dwellings and chalet bungalows.

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

Although located near to or 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: Mr R Bewick (agent)

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