



Planning Inspectorate

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Your Ref: 20241133

Our Ref: APP/K2230/W/25/3368863

Date: 19 September 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: Harwinder Singh Shah

Site Address: Land adjacent to 35 Clarence Place, Gravesend, Kent

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, Erection of a 4 storey building comprising of 4no flats, 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) to the above regulations are not exceeded however, the proposed development is within the zone of influence of the Thames Estuary & Marshes Ramsar site located c. 2.1km east and Special Protected Area (SPA) located c. 3.3km northeast.

The SPA and Ramsar site are vulnerable to an increase in disturbance from recreation as a result of an increase in the residential population. The proposed development is likely to result in localised effects for which mitigation measures are proposed in the form of a financial contribution towards Strategic Access Management and Monitoring Strategy (SAMM) 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 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,

Molly Tuohey

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

cc: Mr Alex Bateman - Agent - alexander_bateman@hotmail.co.uk

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