



The Planning Inspectorate

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Your Ref: 20230741

Our Ref: APP/K2230/W/23/3333941

Date: 02 May 2024

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: Mr M Grixx

Site Address: 21A Cobham Street, 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, erection of basement and ground floor rear extension to provide space for an additional residential unit, 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 indicated within the appeal documentation to be located within the 6km Zone of Influence of the Thames Estuary and Marshes Ramsar (c. 2.7km east) and Special Protection Area (SPA) (c. 3.5km northeast).

The Ramsar and SPA are "sensitive areas" as defined by Regulation 2 of the Town and Country Planning (EIA) Regulations 2017. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are however not exceeded.

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (a financial contribution towards Strategic Access Mitigation and Monitoring Strategy (SAMMS)).

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

Ashvin Bhatia

**Ashvin Bhatia
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)**

cc: James Barron - Agent

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