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Sharon Bickerstaff
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DA12 1AU

Your Ref: 20241018

Our Ref: APP/K2230/W/25/3361071

Date: 09 April 2025

Dear Madam

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

Appeal by Reena Reena Logan

Site Address: Land at Lomas, Sole Street, Cobham, Gravesend, Kent, DA12 3AX

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: Demolition of the existing dwelling. Sub-division of the plot and erection of 2 new dwellings.

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 Proposed Development is located within the 6km Zone of Influence (ZOI) of the following designated sites:

- Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar Site

These are designated sensitive areas as defined by the EIA Regulations.

The site is also located in the Kent Downs National Landscape, formerly the Kent Downs Area of Outstanding Natural Beauty (AONB). This is also a designated sensitive area as defined by the EIA Regulations.

The Proposed Development is likely to result in localised effects for which mitigation measures are proposed (a financial contribution towards increased potential impacts of the development relating to the Thames Estuary and Marshes SPA & Ramsar Sites, Strategic Access Management and Monitoring Strategy (SAMM)).

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 surrounding/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 threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

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 D Howells (agent)

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