



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: [Environmentalservices@
planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

Ms S Bickerstaff
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Your Ref: 2024/1160

Our Ref: APP/K2230/W/25/3371833

Date: 07 November 2025

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Ms S Bickerstaff,

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

Appeal by: Mr R Shotton

Site Address: Land at the rear of Flint Cottage, Northfleet Green Road, Northfleet Green, Istead Rise, 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, the demolition of an existing commercial building (and retention of rear wall), demolition of remnants of barn and conversion of roundel to create a four-bedroom dwelling with associated parking, amenity space, landscaping and access, 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 Zone of Influence of the Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar. The Proposed Development has potential to adversely impact these designated sites through increased recreational disturbance. Mitigation is available in the form of a financial contribution towards the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM). Provided this, or equivalent mitigation measures are secured, no significant effects are likely to occur at the designated sites from the Proposed Development.

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 sincerely

Rishabh Rai

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

cc: Mr M Porter (Appellant's Agent)

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

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