



The Planning Inspectorate

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Your Ref: 20220440
Our Ref: APP/K2230/W/22/3306933
Date: 07 March 2023

Sent by email:
planning.appeals@gravesham.gov.uk

Dear Sharon,

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

Appeal by: Ms Verity Graham

Site Address: Land R/o 8 Burch Road, Northfleet, Gravesend, DA11 9NG

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 detached two storey block of 2 x 1 bed flats with associated parking, amenity space and landscaping 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 falls within the Zone of Influence for Thames Estuary and Marshes Ramsar and Thames Estuary and Marshes Special Protection Area (SPA). It is also within the Impact Risk Zone for South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI), Swanscombe Peninsula SSSI and Swanscombe Skull Site SSSI. These sites are classed as sensitive areas as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). It is likely there will be some impact within the Proposed Developments immediate locality, however, considering the nature and scale of the Proposed Development significant effects are not likely to occur.

Mitigation measures are available and in terms of other environmental impacts, no significant impacts have been identified. The Proposed Development is located within

1.5km of Scheduled Monument: New Tavern Fort, Gravesend, including Milton Chantry and 1.3km of Scheduled Monument: Gravesend blockhouse. There are also several Grade II and II* listed buildings in the area. Considering the nature, scale and location of the Proposed Development no significant effects on heritage features/listed buildings are likely to occur.

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.

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

Jessica Jones

Jessica Jones
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr James Barron

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