



The Planning Inspectorate

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

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Ms Sharon Bickerstaff
Corporate Services Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Your Ref: 20211077

Our Ref: APP/K2230/W/22/3297257

Date: 04 November 2022

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Ms Bickerstaff

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

Appeal by: Mrs Joann Hill

Site Address: Greenacres Farm, Brimstone Hill, Meopham

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, an application for removal of condition 4 attached to planning permission reference no. 20151137 to allow the annexe to be a separate residential dwelling, 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 proposal would be located within the Kent Downs Area of Outstanding Natural Beauty (ANOB) and within 6km of the Thames Estuary and Marshes Special Protected Area (SPA) and Ramsar.

Mitigation towards recreational pressure on the SPA would be possible through a financial contribution in line with the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMMS) and considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some visual impact on the surrounding area it is unlikely to 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

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant Mrs Joan Hill

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/>