



# The Planning Inspectorate

Room 3L  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

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

Sharon Bickerstaff  
Gravesham Borough Council  
Corporate Services Department  
Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

Your Ref: 20220284

Our Ref: APP/K2230/W/22/3302634

Date: 04 January 2023

Dear Madam

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

### **Town and Country Planning Act 1990**

#### **Appeal by Mr & Mrs William Walden**

**Site Address: Land north of Foxdene, Wrotham Road, South Street, Meopham, GRAVESEND, DA13 0QG**

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: Erection of detached chalet bungalow.

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 appeal site relates to an area of land to the north of Foxdene, Wrotham Road, South Street, Meopham, Gravesend. Whilst the site originally formed part of the residential curtilage of Leylands Farm Cottage, the land was sold and permission given in October 2015 to convert an existing outbuilding into a two-bedroom property, now known as Foxdene. The site is located on the western side of Wrotham Road (A227), just outside of the village to the south of Meopham Green. The site is located within the Green Belt.

The site is located near to or within the recognised 6km buffer zone of the Thames Estuary & Marshes Special Protection Area (SPA) and North Kent Marshes Special Protection Area (SPA) and Ramsar Sites, which are designated sensitive areas as defined by the EIA Regulations.

Although located near to or within the recognised buffer zone of nearby designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, archaeology, ecology, arboriculture, heritage issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development are unlikely to be significant. 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. 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 J Barron (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/>