



The Planning Inspectorate

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Your Ref: 20211511
Our Ref: APP/K2230/W/22/3297881
Date: 04 November 2022

Sent by email:

Dear Ms Bickerstaff

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

Appeal by: Mr Cam Javid

Site Address: Land rear of 12-16 Queen Street, Gravesend, Kent DA12 2EE

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, demolition of existing outbuilding and construction of a new 1.5 storey building comprising of 6 studio apartments with associated landscaping and cycle storage falls within the description at 10(b) of Schedule 2 to the above Regulations by virtue of the site falling within, partly within or near to 'sensitive sites' as defined in Regulation 2 of 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 'sensitive sites' as defined in Regulation 2 are:

- South Thames Estuary & Marshes Site of Special Scientific Interest (SSSI) – 2.1km from site (within IRZ)
- Thames Estuary & Marshes Ramsar – 2.7km from site (within ZoI)
- Swanscombe Peninsula SSSI – 3.7km from site
- Shorne and Ashenbank Woods SSSI – 4.1km from site
- Thames Estuary & Marshes Special Protection Area (SPA) – 4.3km from site (within ZoI)
- Mucking Flats and Marshes SSSI – 4.5km from site (within IRZ)

- Hangman's Wood & Deneholes SSSI – 5.2km from site.

The site is within the Impact Risk Zone (IRZ) /Zone of Influence (ZoI) for the above designated sites, where indicated and therefore there is potential risk of impact from emissions vehicles and recreational activities. The site is within the 6km buffer zone for the Thames Estuary & Marshes Ramsar/SPA and is therefore subject to mitigation measures in the form of Strategic Access Management and Mitigation (SAMMS) financial contributions. This can be secured by condition.

The Proposed Development is located within the High Street and Queen Street Conservation Area and the rear is adjacent to the Harmer Street Conservation Area to the east. The proposal is likely to affect the character and appearance of the Conservation Areas.

The Proposed Development will impact routes used by the public to access commercial facilities during demolition and construction. A Construction Management Plan should be agreed, in particular traffic management issues to overcome problems with obstructions along Queens Road will need to be agreed and implemented to mitigate any impact. This can be secured by condition.

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

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr James Barron, BarronEdwards Ltd

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