



The Planning Inspectorate

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Your Ref: 20211538

Our Ref: APP/K2230/W/22/3302937

Date: 17 March 2023

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Sir/Madam

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

Appeal by: Mrs Rebecca Newnes

Site Address: Barn On Land To The Rear Of Henley Croft & Henley Cottage, Henley Street, Luddesdown

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, Change of use of building from agriculturally to residential use, 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 Kent Downs Area of Outstanding Natural Beauty (AONB). Considering the scale and nature of the Proposed Development, while there would be some impact on the AONB, it is unlikely that there would be a significant environmental effect that would require an EIA.

The Proposed Development is also located in the vicinity of North Downs Woodlands Special Area of Conservation (SAC) c. 1km southeast and Halling to Trottscliffe Escarpment Site of Special Scientific Interest (SSSI) c. 1km east.

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 threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

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 faithfully

Wing Sum To

Wing Sum To
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mrs Rebecca Newnes

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