



The Planning Inspectorate

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Sharon Bickerstaff
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Your Ref: APP/K2230/W/22/3294570

Our Ref: 20211594

Date: 24 October 2022

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Sharon Bickerstaff,

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

Appeal by: Mr Stuart Burles

Site Address: 48 Wilberforce Way, Gravesend, DA12 5DQ

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 1 no. single storey two-bedroom detached 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 Proposed Development is located in the Zone of Influence for Thames Estuary and Marches Ramsar site, Thames Estuary and Marches Special Protection Area (SPA) and North Downs Woodland Special Area of Conservation (SAC). It is also located in the Impact Risk Zone for Shorne and Ashenbank Woods Site of Special Scientific Interest (SSSI) and South Thames Estuary and Marches SSSI. Kent Downs Area of Outstanding Natural Beauty is located 2.2km east of the Proposed Development. These areas 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.

In terms of other potential impacts subject to proposed mitigation measures, no significant environmental effects have been identified. The Proposed Development is located within 600m of 4 Grade II listed buildings located along Hever Court Road. Considering the nature and scale of the Proposed Development, significant effects on the listed buildings/heritage features are not 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 Steve Baker

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