

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

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

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

Your Ref: 20231010

Our Ref: APP/K2230/W/24/3347582

Date: 27 November 2024

Dear Madam

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

Appeal by Punch Partnerships (PML) Limited

Site Address: Land at Sir John Falstaff, Gravesend Road, Higham, Kent, ME3 7NZ

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 a four-bed dwelling on the land to the rear of Sir John Falstaff Public House with associated car parking and landscaping, including reconfiguration of the public house car park and beer garden.

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 Proposed Development is located within the 6km Zone of Influence of the following designated site:

- Thames Estuary & Marshes Special Protection Area (SPA) and Ramsar Site.

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, which could also include possible heritage issues, 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 sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Miss J Lai (agent)

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