



# The Planning Inspectorate

Environmental Services  
Operations Group 3  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

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

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Ms Caroline Pieri  
Maidstone Borough Council  
Maidstone House  
King Street  
Maidstone  
Kent  
ME15 6JQ

Your Ref: 23/500899/OUT

Our Ref: APP/U2235/W/23/3329481

Date: 18 October 2023

**Sent by email:**

[planningappeals@midkent.gov.uk](mailto:planningappeals@midkent.gov.uk)

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Dear Ms Pieri

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

**Appeal by:** Wates Developments

**Site Address:** Land north of the A20, Ashford Road, Hollingbourne

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, outline application for the erection a building for storage and distribution (Class B8 use) with a floorspace up to 10,788sqm (Gross External Area), ancillary offices, associated car parking, HGV parking, landscaping and infrastructure (All matters reserved except for access) falls within the description at 10(b)(i) 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 falls within the description at 10(b)(i) of Schedule 2 to the above Regulations and at 2.88ha exceeds the applicable threshold in that it exceeds 1 ha. Additionally, the proposal is identified as being located 550m away from the boundary of the Kent Downs Area of Outstanding Natural Beauty.

Considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some visual impact on the surrounding area it is unlikely that impacts would be of sufficient magnitude and extent to give rise to a significant effect

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

*Lucy Hicks*

**Lucy Hicks**  
**EIA and Land Rights Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: The appellant's agent Mr Elliott Kelly

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