



Department for Levelling Up,
Housing & Communities

Ms B Little
Pegasus Group

Sent via email only:
Rebecca.Little@pegasusgroup.co.uk

Please ask for: Michelle Peart
Tel: 0303 444 8050
Email: Michelle.Peart@levellingup.gov.uk
Your ref:
Our ref: PCU/EIA/K2230/3335757
Date: 4 April 2024

Dear Ms Little

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for a Green Hydrogen Electrolyser and associated infrastructure at Northfleet
Mill, Northfleet, Gravesham, Kent.**

I refer to your request received on 13 December 2023, made under 6(10) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017(S.I. 2017/571) ("the 2017 Regulations") for the Secretary of State's screening direction on the matter of whether or not the above development is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at paragraph 3(a) of Schedule 2 to the 2017 Regulation. Therefore, the Secretary of State considers the proposal to be 'Schedule 2 development' within the meaning of the 2017 Regulations.

However, having taken into account the selection criteria in Schedule 3 to the 2017 Regulations the Secretary of State does not consider that the proposal is likely to have significant effects on the environment, see the attached written statement which gives the reasons for direction as required by 5(6) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 7(5) of the 2017 Regulations the Secretary of State hereby directs that the proposed development described in your request and the documents submitted with it, **is not 'EIA development'** within the meaning of the 2017 Regulations.

Any permitted development rights which your client's proposal may enjoy under the Town and Country Planning (General Permitted Development) Order 2015 (SI 596) as amended are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

Planning Casework Unit OFFICIAL
Department for Levelling Up, Housing and Communities
23 Stephenson Street
Birmingham
B2 4BH

Tel: 0303 444 8050
Email: pcu@levellingup.gov.uk

I am sending a copy of this letter and written statement to Gravesham Borough Council.

Yours sincerely

Mike Hale

Mike Hale
Head of Environmental Casework

This decision was made by officials on behalf of the Secretary of State and signed on his behalf.