

Graham Robinson

From: Buckley, David <David.Buckley@milton-keynes.gov.uk>
Sent: 21 August 2019 17:15
To: 'karen.rose@communities.gov.uk'
Cc: Graham Robinson; Palmer, Jonathan; Darke, Tracy
Subject: RE: [EXT] FW: EIA - BU496/P - South Caldecotte - Request for Screening Direction from Secretary of State
Attachments: TCPA_EIA_Screening_Matrix_2017_Regs.Final.pdf; South Caldecotte EAI Covering Letter.Final.pdf

Dear Karen,

Further to our discussion earlier today-

Just to clarify the position from Milton Keynes Council's (MKC) perspective:

Subsequent to the original EIA screening opinion issued by MKC in August 2018, MKC issued a second EIA screening opinion on 30th July 2019, that the proposed development at South Caldecotte *is* EIA development and an Environmental Statement *is* required for the proposal.

This second opinion was issued based on additional information that had come to light in relation to the development. It was prepared, as required, following receipt of a planning application which identified a significant increase in the proposed level of floorspace.

In MKC's view, issues related to public rights of way, heritage/archaeology and also ecology, as well as cumulative development, were not considered appropriately or fully in the EIA Screening Direction issued by the Secretary of State on 7th August 2019. In particular, the Screening Direction states that; "The proposed site is not located within or adjacent to any designated sites and is not in close proximity to any heritage assets. The agents have confirmed that there are no public footpaths within or adjoining the site."

Unfortunately the screening direction has not recognised the presence of a Scheduled Monument adjacent to the site (as well as related archaeology which is located on the proposed development site), or the presence of Public Rights of Way and Priority Habitat on the site. Therefore, MKC is concerned that the Screening Direction has been based on out of date information and, as issued, could potentially be open to challenge.

On this basis, we request that the case is reopened and the Screening Direction reconsidered in light of the attached EIA Screening Opinion and related matrix issued by MKC (attached).

After discussion with DLP Planning, we were informed that a revised version of MHCLG Screening Direction was issued. However, we have only received one version of the document from MHCLG.

Kind regards,

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