

Planning Casework Unit
5 St Philip's Place
Colmore Row
Birmingham
B3 2PW

By e-mail only to pcu@communities.gov.uk

Dear Sir/Madam

**Re: Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

Request for EIA Screening Opinion under Part 2 (7) of the EIA Regulations – South Caldecotte, Milton Keynes

DLP Planning is acting as planning consultant and agent for the developer, HB (South Caldecotte) Ltd who is the developer for the land at South Caldecotte, Milton Keynes as shown on the attached site location plan and allocated for the purposes of employment development in the adopted Milton Keynes Local Plan.

We are hereby writing to the Secretary of State for Housing, Communities and Local Government to request a screening direction in relation to the above project alongside the submission of an outline planning application (with all matters reserved except access) to Milton Keynes Council.

Our client, HB (South Caldecotte) Ltd seeks to develop the site for employment uses, and the site is the primary employment allocation within policy SD14 of Plan: MK, adopted earlier this year as the development plan for the Milton Keynes Council area.

We note that Plan: MK was accompanied by a Sustainability Appraisal, fulfilling the requirements of the European Union Strategic Environmental Assessment Directive 2001. This assessed the potential impacts of the project on the environment.

A previous screening opinion has been sought from Milton Keynes Council who have made a determination that a screening opinion is not required.

In line with Regulation 7 of the EIA Regulations 2017, the following information is attached as part of this screening request:

- A copy of the request to Milton Keynes Council under regulation 6(1) and the accompanying documentation – *The EIA Screening Request made on 22/06/18 to Milton Keynes Council*
- *An addendum note produced in order to update on the project following the previous screening request.*
- a copy of the screening opinion received from the authority and the accompanying statement of reason. – *The Screening Opinion Received from Milton Keynes Council dated 11/09/18*
- *A copy of the South Caldecotte Development Framework Supplementary Planning Document (March 2019) which has been drawn up by Milton Keynes Council to illustrate how the site might be developed.*



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Our reasoning for requesting this screening direction is set out below.

Justification

On our client's further consideration and to ensure certainty, we seek a view from the Secretary of State to confirm that an Environmental Statement is not required.

This would give our client comfort that a future planning determination can be made that is robust and appropriate to the delivery of a key employment site in the and to enable Milton Keynes Council to determine the application without delay in accordance with the Framework paragraph 11c.

We therefore invite the Secretary of State for Housing, Communities and Local Government to issue a screening direction for the project. In the circumstances we would be grateful for your prompt attention to the matter.

I trust that you have everything required to proceed with this screening direction, but I would be grateful if you could advise me at the earliest opportunity if you do require any additional information.

I look forward to hearing from you.

Yours sincerely



Graham Robinson MRTPI
Associate Director

Encl:

Appendix 1 – EIA Screening Request Dated 25/05/18

Appendix 2 – Addendum to the Screening Request Dated 15/0719

Appendix 3 – Site Location Plan

Appendix 4 – Screening Opinion from Milton Keynes Council

Cc - HB (South Caldecotte) Ltd