



Ministry of Housing,
Communities &
Local Government

Mr G Robinson
Associate Director
DLP Planning Limited
4 Abbey Court
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Priory Business Park
Bedford
MK44 3WH

Please ask for: Karen Rose
Tel: 0303 44 48069
Email: Karen.Rose@communities.gov.uk
Your ref: BU496/P
Our ref: **PCU/EIASCR/Y0435/3233469**

Date: 13 August 2019

Dear Mr Robinson

Request for a Screening Direction

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Proposal for: Employment site at land at Cross Roads Farm, Brickhill Road, Bow Brickhill, Milton Keynes site known as South Caldecotte, Milton Keynes

I refer to your request dated 16 July, 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 10a Industrial estate development of Schedule 2 to the 2017 Regulations. 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.

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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.

I am sending a copy of this letter and the written statement to Milton Keynes Council.

Yours sincerely



Karen Rose
Planning Casework Manager
(With the authority of the Secretary of State)