



Ministry of Housing,
Communities &
Local Government

David Buckley
Senior Planning Officer (Development
control)
Milton Keynes Council
Planning Service
Growth, Economy and Culture

Please ask for: Karen Rose
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Email: Karen.Rose@communities.gov.uk
Your ref: BU496/P
Our ref: PCU/EIASCR/Y0435/3237883

By email only: david.buckley@milton-keynes.gov.uk

Date: 27 September 2019

Dear Mr Buckley

**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 email dated 21 August 2019 providing additional information in relation to the above proposal. I confirm that your request and additional information has now been considered under 5(6) 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 development proposed is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at 10a Industrial estate development of Schedule 2 to the 2017 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2, the Secretary of State considers the proposals **to be 'Schedule 2 development'** within the meaning of the 2017 Regulations.

Having taken into account the selection criteria in Schedule 3 to the 2017 Regulations, the Secretary of State considers that the development **is likely to have significant effects on the environment**, see the attached written statement which gives the reasons for direction as required by 5(5) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on him by regulation 5(3) of the 2017 Regulations the Secretary of State hereby directs that the proposed development described above **is 'EIA development'** within the meaning of the 2017 Regulations.

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Any application for planning permission for this development must be accompanied by an Environmental Statement. Under regulation 2 of the 2017 Regulations, an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation.

I am sending a copy of this letter and written statement to Graham Robinson of DLP Planning Limited and to David Wilkinson at Historic England.

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.

Yours sincerely

A solid black rectangular box used to redact the signature of Karen Rose.

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