Ministry of Housing, Communities & Local Government

Mrs Christine Barlow
Bowers Gifford & North Benfleet
Parish Council

Please ask for: [redacted]

Tel: [redacted]

Email: [redacted]

Your ref:

Our ref: PCU/EIASCR/V1505/3342157

Date: 5 August 2024

Dear Mrs Barlow

Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for: for a residential-led development (300 dwellings) with commercial/community buildings and internal roads at the Plotlands, North Benfleet

I refer to your request dated 28 March, 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 10b - Urban development project 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 the direction as required by 5(6) of the EIA Regulations.

Accordingly, in exercise of the powers conferred on her 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.

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

Yours sincerely,

[redacted]

[redacted]
Head of Environmental Casework

This decision was made by officials on behalf of the Secretary of State, and signed on her behalf