



Ministry of Housing,
Communities &
Local Government

Simon Millett
Walsingham Planning
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SL8 5AR

Please ask for: Gerry Carpenter
Tel: 0303 44 48135
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Your ref:
Our ref: PCU/EIASCR/D3125/3254241
Date: 30 July 2020

Dear Mr Millett

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations
2017
Proposed residential development on land west of Hailey Road, North Witney
Ref: 19/03317/FUL**

I refer to your request dated 2 June 2020 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 proposal involving the development of 110 dwellings on 3.3 ha of land west of Hailey Road, Witney, by virtue of its scale and location outside a sensitive area falls below the threshold and criteria set out in Schedule 2:10 (b) - urban development projects of the 2017 Regulations. Nevertheless, Regulation 5 (7) allows for the Secretary of State to consider development of a description mentioned in Schedule 2 although the associated conditions in sub column (a) and (b) do not appear to be satisfied.

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 7(5) of the 2017 Regulations the Secretary of State hereby directs that the proposed development described in your client's request and the documents submitted with it, **is 'EIA development'** within the meaning of the 2017 Regulations.

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 recommend that you refer to the Regulations before and during the preparation of the Statement.

I am sending a copy of this letter and written statement to Chris Wood at West Oxfordshire District Council.

Yours sincerely

Gerry Carpenter

Gerry Carpenter
Senior Planning Manager
(With the authority of the Secretary of State)