



Ministry of Housing,
Communities &
Local Government

Neil Purvis
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By email: Neil.Purvis@bartonwillmore.co.uk

Please ask for: Kevin White
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Your ref:
Our ref: PCU/EIASCR/E0345/3224129

Date: 14 May 2019

Dear Mr Purvis

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations
2017**

Proposal for: Proposed development of up to 210 dwellings with a max height of 11 storeys (up to 36m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road towards the station as well as drainage infrastructure and landscaping.

I refer to **your request** dated 5 March 2019, 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 10(b) ii) the development includes more than 150 dwellings of Schedule 2 to the 2017 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2 of the 2017 Regulations, the Secretary of State considers your client's 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 client's/your request and the documents submitted with it, is not '**EIA development**' within the meaning of the 2017 Regulations.

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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 Reading Borough Council.

Yours sincerely

Gerry Carpenter

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