



Ministry of Housing,
Communities &
Local Government

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Please ask
for: Astrid Lawrance

Tel: 0303 444 8050

Email: astrid.lawrance@communities.gov.uk

Your ref:

Our ref: PCU/EIASCR/X1545/3367641

Date: 21 July 2025

Dear Kevin Coleman

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal to vary condition 20 to planning permission (15/00419/FUL) to alter the
trigger for the provision of the relief road to be fully completed at land at Broad Street,
Green Road and Langford Road, Heybridge, Essex.**

I refer to your request dated 12 June, 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) urban development projects, and 13(b) any change to or extension of development, where that development is already authorised, executed or in the process of being executed, 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(5) 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.

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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 Maldon District Council.

Yours sincerely

J Dodgson

Jake Dodgson
Senior Planning Casework Manager

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