

The Rt Hon Robert Jenrick MP
Secretary of State for Housing, Communities and Local Government
MHCLG
2 Marsham Street
London
SW1P 4DF

5th November 2019

Dear Secretary of State,

Ebury Bridge Estate demolitions – Westminster planning reference: 19/06951/APAD
Request for Screening Direction of the Secretary of State Under Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended

This letter requests that the Secretary of State adopts an EIA Screening Direction for the proposed redevelopment of the above site.

Westminster City Council has granted Prior Approval under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the demolition of Wellesley House, Wainwright House, Dalton House, Hillersdon House, Pimlico House, and Mercer House on the Ebury Bridge Estate, SW1W 8PX.

The Local Planning Authority has not stated whether or not they consider this to be EIA development. In the *Demolition Prior Approval Notification Report* ("Attachment A") submitted by Arup on behalf of the applicant (also Westminster City Council), it is stated,

it is not considered that the demolition proposed as part of this Prior Approval submission constitutes an EIA development – and thusly there is no requirement for the submission of an EIA Screening.

This is because the residential blocks proposed for demolition cover 0.54 hectares and contain 100 homes – below the 5 hectare and 150 home threshold set out by the Town and Country Planning (Environmental Impact Assessment [EIA]) Regulations 2017.

However, as the *Demolition Prior Approval Notification Report* states, the demolition is scheduled to ensure

that each site is cleared and ready for the forthcoming regeneration of the estate

It is clear therefore that the demolition is part of a larger process of regeneration and should not be considered separately from plans for new building post-demolition.

On Friday 20th September, a request for an EIA scoping opinion was submitted by Arup, again on behalf of Westminster City Council, for the redevelopment of the Ebury Bridge Estate (Westminster planning reference 19/07372/EIASCO). This EIA scoping opinion will support a

yet-to-be submitted hybrid planning application, which includes a detailed planning application for 201 new homes (and other uses), and an outline planning application for up to approximately 551 new homes (and other uses). *The Environmental Impact Assessment – Scoping Report* (“Attachment B”) submitted as part of this latest request is clear:

The Proposed Development is an urban development project under Schedule 2 10(b) of the EIA Regulations. The area of the site includes more than 150 dwellings, the relevant threshold for this type of project. The Proposed Development has the potential to result in significant environmental effects during its construction and/or operation. It therefore requires an EIA to be undertaken and an ES will be prepared to accompany the planning application.

However, while this EIA will cover future demolitions, it does not include the six buildings whose demolition has been granted Prior Approval by 19/06951/APAD, nor that of Edgson House which has a separate planning permission for demolition works which are underway.

Given that the demolition of the six buildings in 19/06951/APAD is a pre-requisite for the development envisaged in 19/07372/EIASCO, this request is that the demolition in question – 19/06951/APAD – be considered a development that requires an EIA, as it is an integral part of the entire Ebury Bridge Estate regeneration project, which of itself certainly does require an EIA to be undertaken according to the applicants, as it clearly exceeds the legislative threshold for screening.

I hope this submission, including two attachments, is sufficient to register the request for a Screening Direction. However, please do not hesitate to contact me should you require any further information. I confirm that a copy of this request has been sent to Westminster City Council in accordance with Regulation 7 (1) of the EIA Regulations.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Copley', written in a cursive style.

Tom Copley
London-wide Assembly Member

cc. Amanda Jackson – Westminster City Council planning