Ministry of Housing, Communities & Local Government

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Your ref:

Our ref: PCU/EIASCR/X5990/3379004

Date: 4 September 2026

Dear Elizabeth Lynch

Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for: Pedestrianisation of Oxford Street West

I refer to your request dated 5 August 2026, made under 5(6) 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 development proposed is 'EIA development' within the meaning of the 2017 Regulations.

The above development falls within the description at paragraph 10 (b) Urban development project and 10(f) Construction of roads 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 5(3) of the 2017 Regulations the Secretary of State hereby directs that the proposed development is **not 'EIA development'** within the meaning of the 2017 Regulations. Permitted development rights 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 Westminster City Council and Oxford Street Development Corporation.

Yours faithfully,

Mike Hale

Mike Hale
Head of Environmental Casework

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