

EIA Screening Opinion Statement of Reasons

Regulation 5.(5) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Part 1	Application Details
a	Application Number: 23/1380/OUT
b	Site Address: Land To The North Of Exeter, Stoke Hill, Exeter
c	Brief description of development: Outline Planning Application (all matters reserved bar access) for up to 158 residential dwellings (Use Class C3) and up to 17,567 sq m of commercial floorspace (Use Classes E, F2, B2 and B8) with associated infrastructure.
d	Area of development/works/new floorspace (as appropriate): 4.88ha
e	Has sufficient information been provided, i.e. a plan sufficient to identify the land, a description of the development (including its physical characteristics, sensitivity of the location, aspects of the environment likely to be significantly affected, likely significant effects from residues/emissions, production of waste and use of natural resources), and such other info/reps developer wishes to provide, including features/measures envisaged to avoid/prevent significant adverse effects – for approval of RM/conditions, also sufficient info to identify original permission, and likely significant effects not previously identified? <i>(If no, notify in writing what additional info required)</i>
	Yes/No Yes
f	Subsequent applications
(i)	Approval of reserved matters or conditions? <i>(If no, go to Part 2)</i>
	Yes/No No
(ii)	If YES to f(i), enter the description of development subject of the related planning permission: N/A
(iii)	If YES to f(i), was an Environmental Statement submitted with the application for the related planning permission? <i>(If no, go to Part 2)</i>
	Yes/No N/A
(iv)	If YES to f(iii), is the environmental information adequate? <i>(If no, serve notice requesting further information in writing) – go to Part 3</i>
	Yes/No N/A

Part 2	EIA Details
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a	Schedule 1
(i)	Is the proposed development 'Schedule 1' development as described in Schedule 1 of the EIA Regulations (as amended)?
	Yes/No No
(ii)	If YES, under which description of development (1-24)?
	N/A
b	Schedule 2
(i)	Is the proposed development described in Column 1 of Schedule 2 of the EIA Regulations (as amended)?
	Yes/No Yes
(ii)	If YES, under which description of development in Column 1 (1-13)?
	10(b) Urban Development Project
(iii)	If YES to b(i), is the proposed development 'Schedule 2' development, as any part of it will be carried out within a 'sensitive area', i.e. SSSI, scheduled monument or European site (NB. the other areas do not apply to Exeter)?
	Yes/No No
(iv)	If YES, which area?
	N/A
(v)	If YES to b(i), is the proposed development 'Schedule 2' development, as the applicable thresholds/criteria in Column 2 are exceeded/met?
	Yes/No No
(vi)	If YES, which applicable threshold/criteria?
	No
(vii)	Screening for Schedule 2 development taking into account information provided by the applicant, the results of any relevant EU environmental assessment and Schedule 3 criteria that are relevant to the development – if YES to b(iii) or b(v)
	No Screening required

Part 3	Summary and Conclusion
a	Schedule and category of development: Schedule 2, 10(b) Urban Development Project
b	<p>Conclusions</p> <p>In accordance with the Annex to the Guidance on the 2011 Regulations, as set out on the Government guidance for Environmental Impact Assessment (Paragraph: 017 Reference ID: 4-017-20170728, revision date: 28 07 2017) a project that is listed within Schedule 2 column 1 but does not exceed the thresholds and criteria set out in column 2 are not Schedule 2 development and do not need to be screened under Schedule 3.</p> <p>Sites falling within Schedule 2 column 1 and within sensitive areas would be subject to Schedule 3 assessment. In this instance the site is not within a sensitive areas, as defined by the Regulations, and as such would not meet the screening criteria.</p> <p>The proposal is therefore not considered to meet the criteria for screening and an Environmental Statement is not required.</p>

c	Is an Environmental Statement required?	
	No	
d	(Subsequent applications only) Was an ES submitted for the related PP and is the environmental information adequate for the current application for approval of RM/conditions?	
	N/A	
Case Officer	C. Cummings	
Date	06 March 2024	