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**Our Ref:** 23/1178/SO  
**Ask for:** Christopher Cummings  
**Tel:** 01392 265187  
**Date:** 17<sup>th</sup> October 2023

Dear Sir/Madam,

**LOCATION:** Southgate, Exeter, EX2 4HZ.

**PROPOSAL:** Request for screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for highway works and up to 200 new dwellings

**APPLICATION NUMBER:** 23/1178/SO

I am writing to you in response to your application received 26 September 2023 requesting a formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the Regulations') for the above proposed development. This letter constitutes Exeter City Council's formal screening opinion of the proposed development in accordance with regulation 6(6).

We confirm the proposed development is Schedule 2 development under the Regulations, as the proposed development is an 'urban development project' (Schedule 2 10b) and the proposal exceeds one of the relevant thresholds in Column 2 of Schedule 2.

Therefore, we have screened the proposed development to determine whether it is likely to have any significant effects on the environment, necessitating an Environmental Impact Assessment (EIA). In accordance with regulation 5(4), we have taken into account the selection criteria in Schedule 3 of the Regulations and information provided in making our determination.

We have determined that an EIA is not required, as the proposed development is unlikely to have any significant effects on the environment by virtue of factors such as its nature, size or location. In accordance with regulation 5(5), please find a written statement enclosed giving full reasons for this conclusion, including the features and measures envisaged to avoid significant effects.

I trust that this answers your question to your satisfaction. This response is made without prejudice of any future decision the Council makes on any subsequent planning application.

Yours sincerely,

Christopher Cummings

Principal Project Manager (Development)