

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2017**

SCREENING OPINION

Agent/Applicant: SF Planning Limited
12 Royal Crescent
Cheltenham
GL50 3DA

Application Reference: 23/01338/FUL

Description Of Proposed Development : Demolition of building and erection of self-build dwelling with associated works

Location: Land North Of Greenway Lane Ullenwood Gloucestershire

The above application was received by Cotswold District Council on 20 April 2023 and was not accompanied by an Environmental Impact Assessment with a formal Environmental Statement.

The development falls under Schedule 2 of the above regulations and is within a “sensitive area” because it falls within an Area of Outstanding Natural Beauty as defined in Regulation 2, subparagraph (1) Interpretation. Having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will have no significant environmental effects having regard to its nature, size and location and therefore **will not** require the submission of an Environmental Impact Assessment.

Yours faithfully

Robert Weaver
Chief Executive
Cotswold District Council