

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

**SCREENING OPINION**

**Agent/Applicant:** Savills  
Wytham Court  
11 West Way  
Oxford  
OX2 0QL

**Application Reference:** 23/02748/NONMAT

**Description Of Proposed Development :** Non Material Amendment to wording of Conditions 3 (sample materials) and 4 (sample panel) of permission 23/01634/FUL - Change of use of 2no. buildings (including extension to 1no. building) to form 2no. holiday lets; erection of 1no. replacement dwelling, extensions to 2no. existing dwellings; replacement of existing building with ancillary storage building; alterations to the design of 2no. extant dwellings (as approved under application reference: 20/02504/FUL); associated landscaping, including creation of orchard; parking; and other associated works

**Location:** Windy Ridge The Crook Longborough Moreton-In-Marsh

The above application was received by Cotswold District Council on 4 September 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**

