

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

**SCREENING OPINION**

**Agent/Applicant:** McLoughlin Planning  
First Floor  
119 Promenade  
CHELTENHAM  
GL50 1NW

**Application Reference:** 23/03385/FUL

**Description Of Proposed Development :** Erection of a new dwelling and garage within the residential curtilage of an existing dwelling (revised scheme)

**Location:** Field Farm Nether Westcote Chipping Norton Gloucestershire

The above application was received by Cotswold District Council on 26 October 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**