

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

SCREENING OPINION

Agent/Applicant: Plan-A Planning And Development Ltd
Phoenix House
Phoenix Way
Cirencester
GL7 1QG

Application Reference: 23/03699/FUL

Description Of Proposed Development : Alteration and conversion of redundant stables to ancillary studio, wine storage and plant room

Location: Cotswold House Pancake Hill Chedworth Cheltenham

The above application was received by Cotswold District Council on 23 November 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