

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

**SCREENING OPINION**

**Agent/Applicant:** JPPC  
Bagley Croft  
Hinksey Hill  
Oxford  
OX1 5BD

**Application Reference:** 24/00893/FUL

**Description Of Proposed Development :** Demolition of Lower Marsh Farmhouse and existing outbuildings; demolition of existing collection of farm buildings to the south of the farmhouse. Erection of a new complex of farm buildings and a new farmhouse, along with landscape enhancements, including the creation of new woodland - Variation of conditions 2 (plans), 7 (door and window details) and 14 (surface water drainage scheme) of permission 23/00040/FUL

**Location:** Lower Marsh Farm Marshmouth Lane Bourton-on-the-Water Cheltenham

The above application was received by Cotswold District Council on 22 March 2024 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**

