

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

SCREENING OPINION

Agent/Applicant: BRO Architecture
31 Pippin Road
Taunton
TA2 8FF

Application Reference: 24/00703/CLEUD

Description Of Proposed Development : Certificate of Lawful Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 for the subdivision of 21 Fortey Road into two independent dwellings, known as 21 and 21A

Location: 21A Fortey Road Northleach Cheltenham Gloucestershire

The above application was received by Cotswold District Council on 7 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