



COTSWOLD
DISTRICT COUNCIL

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

SCREENING OPINION

Agent/Applicant: Hunter Page Planning
Thornbury House
18 High Street
Cheltenham
Gloucestershire
GL50 1DZ

Application Reference: 17/05200/FUL

Description Of Proposed Development : Proposed change of use from A1 (food retail) to veterinary surgery (D1)

Location: 8A - 8B Sopwith Road Upper Rissington Gloucestershire GL54 2NL

The above application was received by Cotswold District Council on 21 December 2017 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.

Kevin Field

Kevin Field
Planning and Development Manager
Cotswold District Council