



CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

Our Ref: DN/S/211/6/02

13 February 2009

BY EMAIL & POST

FAO: M Napper Esq – Senior Planner

Cotswold District Council
Trinity Road
CIRENCESTER
Gloucestershire
GL7 1PX

Dear Mike

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PROPOSED TOURIST ACCOMMODATION DEVELOPMENT – CYGNET INVESTMENTS
LAKES 103, 103a & 104 & LAND AT MILESTONE, COTSWOLD WATER PARK, FAIRFORD,
GLOUCESTERSHIRE
REQUEST FOR FORMAL EIA SCREENING OPINION

I refer to our recent discussions in relation to my Client's proposals for the development of the above sites for tourist accommodation purposes and write in relation to the issue of Environmental Impact Assessment.

As you may recall my Client is intending to progress a revised application proposal on Lakes 103, 103a & 104 following the dismissal by the Secretary of State of an earlier scheme in April 2008 on that site. In addition, my Client also intends to progress a new planning application on adjoining land at Milestone, which is also now with its ownership. The two applications will be prepared jointly and on a comprehensive basis by my Client's professional project team and will be submitted simultaneously.

In this respect, it is my Client's intention that should the District Council confirm the development proposed on both sites require Environmental Impact Assessment a single Environmental Statement will be prepared that assesses the impacts of both application sites together as a single comprehensive development.

A site location plan with the application sites outlined in red is attached to this letter.

The application proposals are likely to comprise the following:

Lakes 103, 103a and 104, Cotswold Water Park:

- Approximately 95 no. tourist pavilions;
- A club house and related leisure facilities;
- New vehicular access to the site from A417;
- Internal road, pedestrian access and car parking; and,
- A landscaping strategy including ecological protection and enhancement proposals.

Land at Milestone, Cotswold Water Park:

- Approximately 16 no. tourist pavilions and 60 no. tourist apartments;
- Access from adjoining site (Lakes 103, 103a and 104);
- Internal road, pedestrian access and car parking; and,
- A landscaping strategy including ecological protection and enhancement proposals.

Whilst the precise final description of development on each site has yet to be finalised, the above provides a good summary of the development proposed.

Having regard to the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999, it is my view that the proposed development (summarised above in relation to both sites), is not Schedule I development. However, having regard to the advice in Circular 02/99 Environmental Impact Assessment, particularly, Paragraph A33 of Annex A, it would appear that the proposals (as summarised above in relation to both sites) could be identified as Schedule II development for which an Environmental Impact Assessment may be required.

Therefore, the purpose of this letter is to request a formal Screening Opinion from the District Council under the provisions of Part II, Section 5 of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

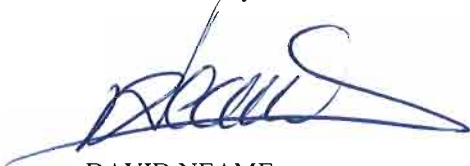
In particular, I would be grateful if the District Council would confirm within its Screening Opinion that it is content for my Client's professional project team to prepare a single Environmental Statement assessing the joint impacts of both application proposals. For the avoidance of doubt, the joint Environmental Statement will be submitted as part of each planning application.

Thank you for your assistance with this matter and I look forward to receiving the District Council's Screening Opinion within the Statutory time period of three weeks from receipt of this letter.

In the meantime, please do not hesitate to give me a call with any queries, or should you require any additional information for the purposes of the Screening Opinion.

Kind regards.

Yours sincerely



DAVID NEAME

DIRECTOR

Email: david.neame@charlesplanning.co.uk

cc. M Savage Esq, Cygnet Investments
Cygnet Investments professional project team

Encs.

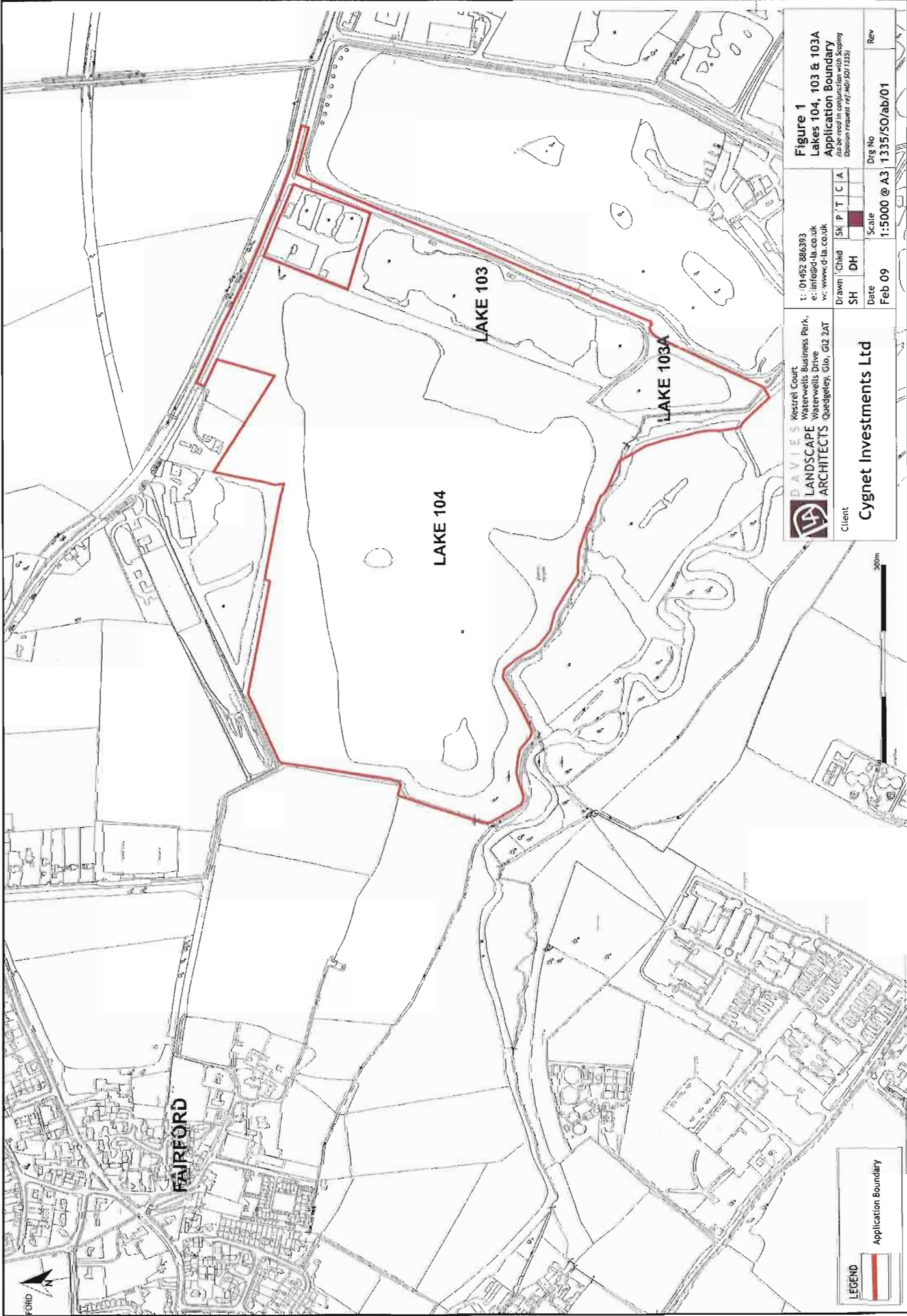


Figure 1
Lakes 104, 103 & 103A
Application Boundary
(to be read in conjunction with Scoping
Obtained request ref/AD/507/1335)

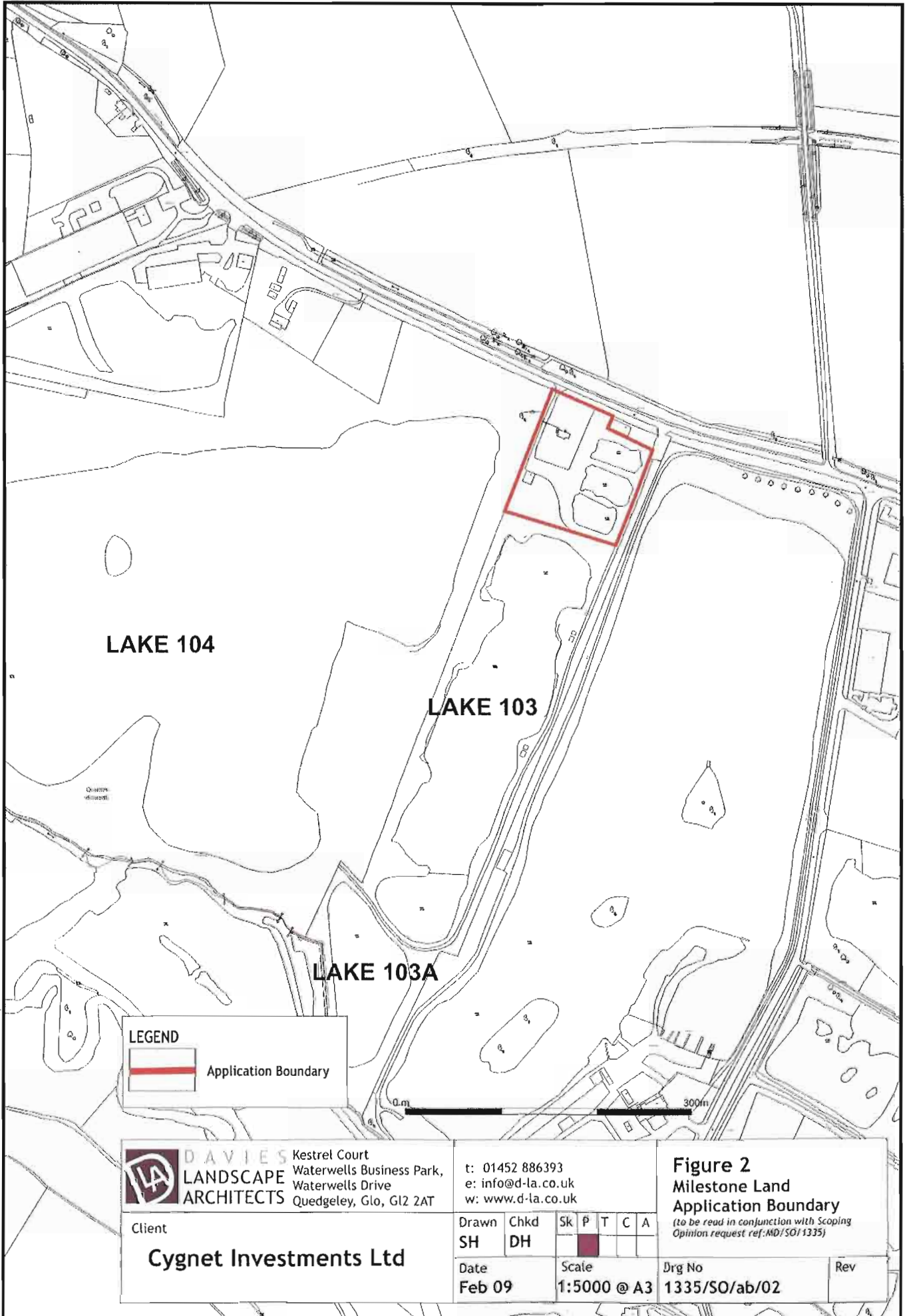
DAVIES Kestrel Court
 Waterwells Business Park,
 Waterwells Drive
LANDSCAPE ARCHITECTS Quevedley, Glo. G12 2AT

Client
Cygnnet Investments Ltd

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Drawn	SH	CH	DH	SK	P	T	C	A
Date	Feb 09							
Scale	1:5000 @ A3							
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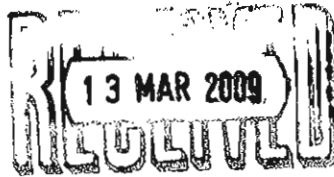
COTSWOLD DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

SCREENING OPINION UNDER REGULATION 7

Charles Planning Associates
1644-1645 Parkway
Solent Business Park
Whiteley
Hampshire
PO15 7AH

Ref : 09/00362/SCR



11th March 2009

**Proposed tourist accommodation development at Lakes 103, 103A & 104
Cotswold Water Park London Road Fairford**

**REF: 09/00362/SCR
CT. 3248/W**

DATE: 11th March 2009

Dear Sir/Madam,

This request for a screening opinion in connection with the above proposed development was received by Cotswold District Council on 19.02.2009.

- 1 The proposed development falls under Schedule 2 of the above regulations. Columns 1 and 2 of Section 12 (c) describe development of this nature. Having regard to the nature, size and location of the proposed development, this Local Planning Authority considers that it requires the submission of an Environmental Impact Assessment.
- 2 For the purposes of clarity, it is the Council's view that a single Environmental Statement that addresses the individual and cumulative impacts of the two sites identified within the Screening Opinion details would be appropriate in this instance due to the conjoined nature of the sites in question.

You should be aware that this is an opinion of an Officer of the Authority as this matter has not been referred to any Council Committee given the short consultation period. Should you have any queries in respect of this response please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'K. Field'.

Kevin Field
Development Control Manager on behalf of Cotswold District Council



COTSWOLD DISTRICT COUNCIL

Charles Planning Associates
1644-1645 Parkway
Solent Business Park
Whiteley
Hampshire
PO15 7AH

Your Ref :

11th March 2009

Proposed tourist accommodation development at Lakes 103, 103A & 104 Cotswold Water Park London Road Fairford

**OUR REF: 09/00362/SCR
CT.3248**

DATE: 11th March 2009

Dear Sir/Madam,

I refer to your consultation received on 19.02.2009 in respect of the above and confirm that this Authority has no objections to the proposal.

1 The proposed development falls under Schedule 2 of the above regulations. Columns 1 and 2 of Section 12 (c) describe development of this nature. Having regard to the nature, size and location of the proposed development, this Local Planning Authority considers that it requires the submission of an Environmental Impact Assessment.

2 For the purposes of clarity, it is the Council's view that a single Environmental Statement that addresses the individual and cumulative impacts of the two sites identified within the Screening Opinion details would be appropriate in this instance due to the conjoined nature of the sites in question.

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