



North Herts Council
Development and Conservation
North Hertfordshire District Council
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Our ref: 18090
Date: 26 May 2026

For the attention of: Ben Glover

Application ref: 26/01256/SO
Location: Land Off Claybush Road Ashwell Hertfordshire
Proposal/Description: EIA Screening Request

Thank you for consulting with Place Services on the above Choose an item. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

This review is based on a desktop study with a previous site visit undertaken on 09/12/2025, of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The Site is located to the south of Ashwell village, situated between Claybush Road to the west and Kingsland Way to the east. The residential edge on Ashwell Street forms the northern boundary of the site. Ashwell Conservation Area is located to the north of the site.
- 1.2. The Site comprises part of a larger arable field, which falls approximately 10m from south to north. The east and west boundaries are defined by hedgerows which are fragmented and open in places, allowing views into the site.

2.0. Planning Policy Context

North Hertfordshire Local Plan 2011-2031

- 2.1. Policies be considered that are relevant to landscape include Policy ENV3, ENV4, NE1, NE7, NE8, SP9 and SP12.
- 2.2. Policy CGB1 Rural Area beyond the Green Belt is also relevant to this site.

Ashwell Neighbourhood Plan (Made 2022)

2.3. Policies to be considered that are relevant to landscape include:

- ASH1 Location of development
- ASH3 Character of development
- ASH4 Design of development
- ASH7 Protecting historic assets
- ASH8 Locally significant views
- ASH9 Natural landscape and rural character
- ASH19 Accessible paths in the village and rural areas

2.4. Under Policy ASH8 Locally Significant Views, the following views are relevant:

- SV10 To the North – from Claybush Road
- SV11 To the North – from Claybush Road
- SVF Kingsland Way: from the top of the hill descending in to Ashwell

2.5. The developed area directly north of the site is identified as Character Area V5: *“The Southern Edge” protects the low density, ribbon development from further consolidation under ASH3 Character of development.*

3.0. Review of the Screening Opinion Statement:

- 3.1. In April 2026, a Screening Opinion Statement was submitted, undertaken by Carter Jonas. For the purpose of the SO, the proposed scheme is for 57 dwellings, green infrastructure, access and associated works.
- 3.2. From a landscape perspective, we are satisfied with the proposed list of documents for submission included within Para 4.2.
- 3.3. The proposed development, by virtue of its scale and location on land adjacent to the existing settlement, is unlikely to give rise to significant landscape and visual effects beyond the local area. We therefore judge that the scheme is not EIA.
- 3.4. However, it is noted that the scheme would result in a change to the settlement edge, a loss of arable farmland in a prominent elevated location and will have effects on nearby residents, local PRoWs and minor roads. Potentially significant adverse landscape and visual effects may arise on some individual receptors; however, these should be identified in the Landscape and Visual Impact Assessment (LVIA).
- 3.5. The effects should be assessed through an appropriate and proportionate LVIA which informs a landscape strategy which reduces the assessed effects.

4.0. Summary

- 4.1. From a landscape perspective, we judge that the scheme is not EIA.
- 4.2. We advise that our Pre-Application comments under 25/01032/PRE are considered within any forthcoming proposals.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

