

Date: 25 June 2026

Duncan Mason
Carter Jonas
One Station Square
Cambridge
CB1 2GA

Our Ref: 26/01256/SO

Contact: Ben Glover
Direct Line: 01462 474248
Email: ben.glover@north-herts.gov.uk

Dear Sir/Madam

**Screening Opinion: EIA Screening Request
Land Off Claybush Road, Ashwell, Hertfordshire**

This screening opinion represents the opinion of North Herts Council as to whether the proposed development of 57 dwellings, green infrastructure, access, and associated works would constitute EIA development within the meaning of the Regulations.

The development proposed falls within the description of Category 10(b) of Schedule 2 of the 2017 Regulations (as amended) and it exceeds the relevant threshold in column 2 of the table in Schedule 2 of those regulations (the development is for Urban Development Projects, and the site area exceeds the relevant threshold, as the site area is greater than 5 hectares).

In the Council's opinion, having regard to the selection criteria set out in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), and taking into account the characteristics, location, and potential impacts of the development, the proposal is not considered likely to have any significant effects on the environment. An EIA is not required in this case.

The development is not EIA development within the meaning of the 2017 Regulations (as amended).

The view on the likelihood of the development having significant environmental effects is reached only for the purposes of a screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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