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Our Ref : 25/02555/SO
Contact : Paul Chaston
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Date : 9 January 2026

Dear Sir/Madam,

**Screening Opinion: Outline application for a residential development of up to 250no. dwellings, a new DfE approved Independent Special School (ISS) for Children with Social Emotional Mental Health (SEMH) and Autism Spectrum Disorder (ADS) needs, and new sports pitches, with access from Bedford Road.
Land at Pound Farm, Ickleford, Hitchin, SG5 3RS**

This screening opinion represents the opinion of North Hertfordshire District Council as to whether the above development, as described in the particulars accompanying application reference 25/02555/OP, is EIA development within the meaning of the Regulations.

The development proposed falls within the description at paragraph 10(b) of Schedule 2 of the 2017 Regulations (as amended) and it exceeds the thresholds in column 2 of the table in Schedule 2 to those regulations (the development is for more than 150 dwellings and the site area exceeds 5 hectares).

In the Council's opinion, having taken into account the criteria in Schedule 3 to the Regulations, the development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

In considering the relevant matters, it is the Council's opinion that the proposed development is not 'EIA development' within the meaning of the 2017 Regulations (as amended).

This view on the likelihood of the development having significant environmental effects is reached only for the purpose 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