

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:

North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW

Telephone: (01462) 474000

Text Phone: (01462) 474800

DX 324201 Nottingham 59



Date: 19 November 2020

Charlotte Bailey
DLP Planning Limited
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

Our Ref: 20/01422/SO
Contact: Sam Dicocco
Direct Line: 01462 474443
Email: sam.dicocco@north-herts.gov.uk

Dear Madam,

**Screening Opinion: Proposed residential development of 300 dwellings
Land Between Wymondley Bypass And, Stevenage Road, Little Wymondley, Hertfordshire**

My apologies for the delay in response to this screening request.

This screening opinion represents the opinion of North Hertfordshire District as to whether the above development, as described in the particulars accompanying the request, 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 are 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

A handwritten signature in black ink, appearing to read 'S. Ellis'.

Simon Ellis
Development & Conservation Manager

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