Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Twigden Homes And Cambridgeshire County Council
The Shrubbery
Church Street
St. Neots
Cambs PE19 2BY

Our Ref: 0200443OUT
Your Ref:

11th November 2002

Dear Sir/Madam

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

Ref. Residential development (8.15 hectares)
Land Rear Of Huntingdon Forensic Laboratory Hinchingbrooke Park Road Huntingdon

I refer to your application for planning permission received 4th March 2002 for the proposal as described above.

I have considered the application in accordance with regulation 7(1) of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

The development proposed, namely Residential development (8.15 hectares) falls within the description at paragraph 10 of Schedule 2 to the 1999 Regulations, and exceeds the applicable threshold in column 2 of the table in that Schedule. However, in the opinion of the Local Planning Authority, having taken into account the indicative thresholds and criteria in column 3 and the criteria in Schedule 3 of the 1999 Regulations, the proposed development would not be likely to have significant effects on the environment by virtue of its size or character.

In the opinion of the Local Planning Authority an Environmental Impact Assessment is not required to accompany this application.

Should you wish to discuss matters further please contact Miss Frances Fry on Direct Dial (01480) 38 8460 who will be pleased to advise you.

Yours faithfully

S.R. Ingram

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

	Team Ldr	Date
Screened	SW	8/11/02
Agreed:- DCM		11/11/02

whilst the application was Screened at the of receipt this was before use of this form had been introduced. form completed prior to decision being issued. SW 8/11.

HUNTINGDONSHIRE DISTRICT COUNCIL PLANNING SERVICES
ENVIRONMENTAL IMPACT ASSESSMENT – SCREENING CHECKLIST

Parameter	Project Details	Relevant Threshold	Short, Medium or Long-term Impacts	Likely to be Significant Effects
Size:	8.15 Ha	Applicable 0.5ha Indicative – new development of more than 1000 dwellings	All	Number of dwellings will be significantly less than the indicative threshold therefore significant effects unlikely particularly as site is well related to town and enclosed by A14
Throughput	Materials during construction		Short	Unlikely
Area	8.15Ha			
Length	Unknown			
Height	Unknown			
Depth	Unknown			
Emissions				
Air	Normal domestic		all	Unlikely to be significant increase over existing levels
Water	Normal domestic		all	Unlikely to be significant increase over existing levels
Land	Normal domestic		all	Unlikely to be significant increase over existing levels
Noise	Normal domestic		all	Unlikely to be significant increase over existing levels
Odour	Normal domestic		all	Unlikely to be significant increase over existing levels
	Normal		all	Unlikely to be

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	DCM	
Agreed:-		

Waste	**domestic**			**significant increase over existing levels**
Distance:				
'Sensitive Receptor'	**Adj to Country Park**		**All**	**No significant effects as proposal is for residential development**
School, Hospital, etc	**Hinchingbrooke School and Primary School under construction**		**All**	**Unlikely as residential development which can co-exist with scholls**
Dwellings	**Adjacent site**		**all**	**Unlikely as residential development**
Listed Buildings	**No**			**Too far away from any listed buildings to effect setting**
Conservation Area	**No**			
Duration:				
Construction	**unknown**			
Operation	**unknown**			

	Team Ldr	Date
Screened		
Agreed:-	DCM	4/4/02

Legislation/Policy:				
Other Consents	**Previous outline permission**			
Compliance with Policy	**Allocation**			
Project/Site:				
Land Contamination	**Not aware of any**			
Cumulation with other Projects	**Outstanding permission for residential development and local centre on adjacent site**			**The two sites when taken together do not exceed the indicative threshold**
Risk	**Traffic**		**all**	**Risk is low as traffic improvements were carried out as part of phase 1 of the development**
Traffic Generation				**Levels unlikely to lead to a significant impact**
More than Local Impacts	**No**			
Reversibility of Impacts	**Unlikley**			