Huntingdonshire
DISTRICT COUNCIL

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Jenny Keen
Marrons
Waterfront house
Waterfront Plaza
35 Station Street
Nottingham
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By email only

Our Ref: 25/70051/SCRE

3 June 2025

Dear Jenny

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

EIA SCREENING OPINION – Proposed development for significant green and blue infrastructure, open space community facilities and supporting infrastructure alongside a development of approximately 600 dwellings at Land at Priory Hill, St Neots.

I refer to the above request for a screening opinion received 13.05.2025.

The Local Planning Authority has considered your request in accordance with regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the "2017 Regulations").

The development outlined above falls within the description at paragraph 10 (b) (Infrastructure projects) of Schedule 2 to the 2017 Regulations and the project exceeds the thresholds identified in column 2 of the table (10 (b) (ii) and (iii)).

Based on the information submitted and following a screening analysis that is recorded in a separate document on the planning file, it is considered that the project would not give risk to 'significant effects' on the wider environment owing to its scale, nature and location.

The Local Planning Authority hereby opines that the proposed development is not EIA development and adopts this Screening Opinion under regulation 6.

In accordance with the 2017 Regulations, a copy has been placed on the Planning Register.

If you wish to discuss this matter further please contact the Case Officer, Hollie Renney (hollie.renney@huntingdonshire.gov.uk).

Yours sincerely



Clara Kerr
Chief Planning Officer