



Ms C Howe
Principal Planning Officer
Welwyn Hatfield Borough Council

Email only: [REDACTED]

7th December 2020

Dear Clare

RE: Land to the West of Hatfield – your reference 6/2018/2768/OUTLINE

We refer to the above planning application and your email of 26th November 2020 to Matt Hill at Maddox Associates. We appreciate that you were appointed the Planning Officer after the comments on the original ES submission. Whilst you will review TEP’s Environmental Impact Assessment (March 2019) we thought it useful if we provide an update/summary from our perspective.

Section 2.0 to 8.0 provide a set number of ‘review questions’ their relevance, whether the matter has been adequately addressed and final what further information is required in the view of the assessor. There is no need or intention to list every entry given the large majority of these required no further action. However, we provide the following summary of the pertinent items to assist you.

No. (as per TEP’s Review)	Summary of whether adequately addressed and what further information is required (as per TEP’s Review).	Comments Project Team)
1.2	Whilst there is no requirement for a programme to be provided, the Reviewer considered it would be helpful.	This is contained within the original ES in paragraph 3.1.7 – Phasing.
1.5	The parameters of what is being considered has not been identified.	A description of the proposals is set out in the original ES in 11.4.1. A parameters plan has been also provided subsequently to assist.

No. (as per TEP's Review)	Summary of whether adequately addressed and what further information is required (as per TEP's Review).	Comments Project Team)
1.14	Reference to a parameters plan.	As 1.5.
1.15	Locations of construction compounds 'could' be shown on a plan.	As an outline application, this is more for the detail stage and can also be properly secured by way of a suitably worded planning condition.
1.17	Reference to a parameters plan.	As 1.5.
1.24	Little information is provided re: climate change.	At this outline stage, what is available has been considered.
1.25	As 1.24	As 1.24.
3.18-3.22	References to data and survey information – no invalidation of the ES.	The original and addendums provide references and due to the lack of scoping, it is considered there are differing opinions in terms of understanding the assumptions. However, there is no reason to invalidate the ES. This is also relevant to the 'comments' in the Table in Section 9.0.
4.1	Process of scoping not fully described.	Due to circumstances, there was no formal scoping. As the Reviewer concludes, this does not invalidate the ES as the process is not mandatory.
4.21	Major accidents/disaster not within the ES.	Provided.

Section 9.0 identifies the chapters, a grading appraisal and relevant comments. None of the technical chapters to 'fail'. A grading of 'concerns' have been allocated to the following technical



disciplines/chapters:

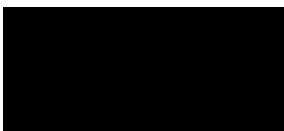
- 7 – air quality;
- 8 – ground conditions and contamination;
- 13 - Water resources, flood risk and drainage; and
- 14 – ecology.

Addendums *etc.* have been provided for all of the above PLUS a revised transport chapter and transport assessment on receipt of additional data from and further liaison with the County Highway's Department. This information has informed the updated air quality submission.

In terms of the comment on Chapter 9 – noise, the consultant considers that all required has been provided. If concerns remain, please would these specifically be forwarded to us. With regard to Chapter 11 – LVIA, the consultant strongly rebuts the concerns stated and highlights the success of this format *etc.* throughout the UK on other projects.

We do hope the above assists and please do liaise with the Maddox Team as the Agent but feel free to copy us into emails *etc.*

Yours sincerely



Laura Marshall MRTPI PIEMA

Director

