



Reply To: address as below
Our Ref: N6/2013/1943/EI
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Ms Kathy Else
Principal Planner
RPS
5 Ridgeway
Quinton Business Park
Birmingham, B32 1AF

Email:
planning@welhat.gov.uk

7 October 2013

Dear Ms Else,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999
SITE AT CAMPUS EAST, WELWYN GARDEN CITY, HERTFORDSHIRE

I am writing with regards to your screening request dated 13 September 2013 in relation to the above site.

I note that the development is not contained within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ('the Regulations'). However, the development does fall within paragraph 10(b) of Schedule 2 of the Regulations, being an urban development project, the area of which exceeds 0.5ha. The development may therefore constitute 'EIA development' in accordance with the definition set out in the Regulations if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Your letter accompanying documents states that the proposal will involve extensions to the existing B1 Council Office Accommodation totalling 1180sqm and an additional 140 members of staff. In terms of traffic impact the site lies in a highly sustainable location and is not likely to give rise to significant environmental effects in this regard. Given the siting of the extension I do not consider that it would result in a significant impact on the townscape of the area and there would be no significant impacts on the surrounding environment in terms of noise, emissions, contamination or other environmental impacts

I therefore consider that the development would not give rise to significant effects on the environment, and adopt an opinion, on behalf of the Council, that the development is not EIA development in accordance with the definition set out in the Regulations.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'TH', with a long horizontal line extending to the right.

Tracy Harvey
Head of Planning