

**GO-East**

PLANNING  
DEPARTMENT

26 MAY 2009

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FOR THE EAST OF ENGLAND

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**Lindsay Speed**  
**Development and Infrastructure**  
Eastbrook  
Shaftesbury Road  
Cambridge  
CB2 8DF

22 May 2009

Our Ref: E1/C1950/2/12/05  
Your Ref: DP2225/JWP/AG/EC

Dear Sir

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 1999  
BROADWATER ROAD WEST, WELWYN GARDEN CITY, HERTFORDSHIRE**

I refer to your request of 8 May 2009, made pursuant to regulation 5(6) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) ("the Regulations"), for the Secretary of State's screening direction on the matter of whether or not the development your client proposes is 'EIA development' within the meaning of the 1999 Regulations.

The development proposed, namely mixed use development comprising approximately 790 residential units, employment, leisure and a food store along with servicing and access, falls within the description at paragraph 10(b) of Schedule 2 to the 1999 Regulations and exceeds the threshold in paragraph (ii), column 2 of the table in Schedule 2 to the 1999 Regulations. Therefore, the Secretary of State considers your client's proposal to be 'Schedule 2 development' within the meaning of the 1999 Regulations.

Furthermore, it is the opinion of the Secretary of State having taken into account the selection criteria in Schedule 3 to the Regulations that the proposed development would be likely to have significant effects on the environment because of its nature, size and location, in terms of traffic and townscape.

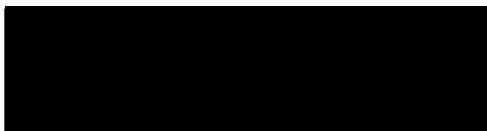
Accordingly, in exercise of the powers conferred on her by regulation 6(4) of the 1999 Regulations, the Secretary of State hereby directs that the proposed development described in your client's request and the documents submitted with it, is 'EIA development' within the meaning of the 1999 Regulations. This letter constitutes the statement required by regulation 4(6)(i).

Any application for planning permission for this development must be accompanied by an Environmental Statement. Under regulation 2(1) of the 1999 Regulations, an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. I recommend that you refer to the Regulations before and during the preparation of the Environmental Statement. You may also find the Department's guidance on preparing Environmental Statements useful ('Preparation of Environmental Statements For Planning Projects That Require Environmental Assessment') although the statutory provisions mentioned in the guidance are no longer up to date.

I am sending a copy of this letter to Welwyn Hatfield Borough Council.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

Yours faithfully

A solid black rectangular box redacting the signature of Lindsay Speed.

**LINDSAY SPEED**  
with the authority of the Secretary of State



INVESTOR IN PEOPLE