

**From:** Chay Dempster  
**Sent:** 03 January 2018 12:26  
**To:** Brian Owen; Jan Hayes-Griffin  
**Subject:** FW: 5/2017/2733 Harpenden School - supplementary comments

FYI- just some further points on transport issues raised by SADC – letter attached – which I have forward to James who has confirmed are to be covered in the Highway response

**From:** [REDACTED] [mailto:[REDACTED]@stalbans.gov.uk]  
**Sent:** 02 January 2018 12:14  
**To:** Chay Dempster  
**Cc:** [REDACTED]  
**Subject:** 5/2017/2733 Harpenden School - supplementary comments

Dear Chay,

Please see the attached letter.

Regards,

[REDACTED]  
Deputy Planning Team Leader (East)  
Planning and Building Control  
**St Albans City & District Council**

[REDACTED]  
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Council contact details and address: [www.stalbans.gov.uk/contact-us](http://www.stalbans.gov.uk/contact-us)

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**From:** Chay Dempster  
**Sent:** 15 February 2018 18:09  
**To:** Brian Owen  
**Subject:** FW: Harpenden amended conditions

**From:** Chay Dempster  
**Sent:** 15 February 2018 15:26  
**To:** [REDACTED]  
**Subject:** Harpenden amended conditions

[REDACTED]

I attach a copy of the amended conditions [with track changes] for the order paper

Kind regards  
Chay

[Chay Dempster](#)  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** Chay Dempster  
**Sent:** 06 February 2018 09:12  
**To:** Brian Owen  
**Subject:** FW: Harpenden

FYI

**From:** Chay Dempster  
**Sent:** 02 February 2018 16:10  
**To:** [REDACTED]  
**Subject:** Harpenden

[REDACTED]

Please find attached a copy of the report for forwarding. I am pulling together the appendices which will follow on shortly.

Perhaps you could send on the report with appendices to follow...

Thank you  
Chay

[Chay Dempster](#)

Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
[REDACTED]

**From:** Chay Dempster  
**Sent:** 01 February 2018 17:41  
**To:** Brian Owen  
**Subject:** FW: KWS - Highways planning conditions

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** 22 January 2018 12:24  
**To:** Chay Dempster  
**Cc:** [REDACTED], [REDACTED]; [REDACTED]  
**Subject:** KWS - Highways planning conditions

Dear [REDACTED],

Further to our telephone conversation, and your concern that the draft Travel Plan condition is not sufficiently precise, these were the draft planning conditions sent by [REDACTED] in an email to [REDACTED] and [REDACTED] on 6 December 2017:

**Travel Plan**

- *The approved Travel Plan (LTP/2675/Final Issue 3, 06/12/2017) submitted as part of the planning application shall be fully implemented in all respects for nine years from first occupation of the school (i.e. two years after the end of the phased occupation).*

**Bus Delivery Group Setup**

- *A Bus Delivery Group (BDG) will be set up to deliver the bus service route delivery plan set out in the Travel Plan. The terms of reference for that group, including the agreed mechanism for funding requirements, will be submitted and approved in writing prior to the commencement of development.*

**Bus Delivery Group Implementation**

- *The Bus Delivery Group (BDG) will meet prior to the occupation of the development to identify bus service route delivery requirements for Year One of the school occupation. Minutes of that meeting will be submitted to the local planning authority for information.*

We considered these conditions to be robust and clear in their approach. The matter of funding the additional bus routes clearly needs to be set out in the second condition above and you may wish to speak to Iain Leech in advance as members may ask for more information as to how this might work. We are keen at this stage to keep that in a condition as there is a lot to be worked through still.

We also discussed the timing of the off-site highway works and I have advised you that it will not be possible to complete the off-site highway works package + LLR package prior to the first occupation

of the sports hall and so we are asking for this condition to be amended to read prior to Year 2 occupation.

Please can you confirm your view on the above?

Thank you very much,

Regards

VG



Associate Director

---

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**From:** Chay Dempster  
**Sent:** 08 February 2018 10:53  
**To:** [REDACTED]  
**Cc:** Brian Owen; Deborah Jeffery  
**Subject:** Harpenden committee report

Dear [REDACTED]  
Please find attached the committee report for Harpenden for publication  
Thank you  
Chay

[Chay Dempster](#)  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone: [REDACTED]  
Direct dial: [REDACTED]

**From:** Chay Dempster  
**Sent:** 30 January 2018 13:58  
**To:** Deborah Jeffery  
**Cc:** Brian Owen  
**Subject:** Harpenden Committee report\_Appendix 13

Debbie

Please find attached a further (and last) appendix (13) for the Harpenden report.

The report is being finalised and should be with you shortly.

Kind regards  
Chay

[Chay Dempster](#)  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone: [REDACTED]  
Direct dial: [REDACTED] 1

**From:** Chay Dempster  
**Sent:** 25 January 2018 15:32  
**To:** Brian Owen  
**Subject:** Harpenden report

Brian  
Here is a copy of Harpenden report which I am about to send to legal

Chay

**From:** Chay Dempster  
**Sent:** 07 February 2018 16:03  
**To:** Brian Owen  
**Subject:** Harpenden\_committee report

Brian  
The amended version of the Harpenden committee report is attached  
I'll bring you up a paper copy  
Chay

**From:** Chay Dempster  
**Sent:** 06 February 2018 15:21  
**To:** Brian Owen  
**Subject:** Harpenden\_Counsel's comments on report\_annotated notes

Brian

I have saved Counsel's annotated version of the report in

S:\ORG\SPATIAL PLANNING & ECONOMY UNIT\MINERALS\A0\_Sites\County Council\CC0798 Land north of Lower Luton Road\report

It is two parts (1 (2)

I am making the changes now.

Chay

**From:** Chay Dempster  
**Sent:** 30 January 2018 16:41  
**To:** Deborah Jeffery  
**Cc:** Brian Owen  
**Subject:** Harpenden\_draft report

Deborah,

Brian has asked me to send over the final draft of the Harpenden report for publication for 8 Feb committee.

Also please can you include the attached appendix 14 – it is the highway authority response which got missed earlier.

Please let me know if there is anything I can do to assist

Kind regards

Chay

[Chay Dempster](#)

Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** Chay Dempster  
**Sent:** 06 February 2018 12:41  
**To:** [REDACTED]  
**Cc:** Brian Owen  
**Subject:** Harpenden\_highways conditions

[REDACTED]

We are hoping to publish the Harpenden report tomorrow and have been asked to consider the structure of some of the conditions to ensure they are precise and enforceable. One of the conditions relates to the Travel Plan.

As currently written it says -

No part of the development hereby permitted shall be occupied prior to the implementation of the approved Travel Plan Reference No. LTP/2675/Final Issue 3, 06/12/2017. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied. Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment

An alternative form of wording is suggested –

Prior to the commencement of development, an update Travel Plan, based upon Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), shall be submitted and approved in writing by the Local Planning Authority. The updated Travel Plan shall provide:

- a detailed implementation timetable for the delivery of the proposed transport improvements, outlined in LTP/2675/Final Issue 3 (06/12/2017).
- set out the roles and responsibilities for delivering the Travel Plan,
- specify an Action Plan for promote walking, cycling, public transport, car sharing and efficient vehicle use; and
- the submission of a monitoring and evaluation report to the Local Planning Authority not later than 2 weeks into the summer term in each academic year, for the approval of the Local Planning Authority prior to the end of summer term in each academic year.

The updated Travel Plan shall provide for the implementation of the measures in accordance with the timetable specified within the Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), specifically:

- to encourage walking (Table 10)
- to encourage cycling (Table 11)
- to encourage public transport use (Table 12)
- to encourage car sharing (table 13);
- measures to promote efficient vehicle use (Table 14);
- to raise awareness of the Travel Plan (Table 15) and
- provision of the additional bus services necessary to deliver the 56% enhanced modal split

The updated Travel Plan and monitoring and evaluation shall be implemented in accordance with the approved details prior to the following Year 11 for each year.

Reason: to ensure the enhanced modal split is delivered in practice; and in the interests of highway safety

Please can you advise if this condition is acceptable to the Highway Authority.

Also we are considering two additional conditions –

1 -

Bus services – implementation plan

Prior to the commencement of development, a detailed Implementation Plan for the provision of the additional bus services, as outlined in the Travel Plan document (Reference No. LTP/2675/Final Issue 3 (06/12/2017)) shall be submitted to an approved in writing by the Passenger Transport Unit of Hertfordshire County Council. The additional bus services shall be implemented as approved in perpetuity for the lifetime of the school.

The Implementation Plan shall specify the mechanism for funding the additional bus services.

The additional bus services specified in the Implementation Plan shall be maintained in perpetuity for the lifetime of the development.

Reason: to ensure that the additional bus services which are essential to promote sustainable travel are delivered in practice; in the interests of highway safety.

2-

Travel Plan - Liaison Group

Prior to the first occupation of the school, the Applicants shall, working in partnership with the school, establish a Travel Plan liaison group. The Travel Plan liaison group shall meet before the start of each school term to agree the actions necessary to deliver the Travel Plan over the next school term and to discuss any transport issues associated with the operation of the school. The Travel Plan Liaison Group meetings shall be attended by a lead figure at the school and shall be open to representatives of local residents groups, local councillors and other stakeholders. Actions and minutes of each meeting shall be made available on the schools website.



Reason: to ensure the continued implementation of the Travel Plan; in the interests of highway safety

Please can you confirm whether these are acceptable also

Many thanks  
Chay

Chay Dempster  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** Chay Dempster  
**Sent:** 05 February 2018 17:05  
**To:** [REDACTED]  
**Cc:** Brian Owen  
**Subject:** RE: Harpenden School

Hi [REDACTED]

I received Note (3) this morning - thank you.

The annotated PDF of the report is very helpful as well.

I am making the changes to the report today and should to have a final version by tomorrow morning.

I will need to speak with colleagues in Highways, Landscape and Archaeology regarding some of the points raised by Counsel in these areas. I hope to have these conversations tomorrow, although the Highways officer is not in the office until Wednesday.

Many thanks  
Chay

Chay Dempster  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** [REDACTED]  
**Sent:** 05 February 2018 16:27  
**To:** Chay Dempster; Brian Owen

**Subject:** RE: Harpenden School  
**Importance:** High

Dear both

I am hoping that you received Richard Glover's third note sent through yesterday.

I have finally received his annotated PDF of the draft report – which was delayed due to the size of the attachment.

I have forwarded the documents to you through Herts FX. Please let me know whether you have received it. If not, I shall print it out and bring it across to you.

Regards

[REDACTED]

**Solicitor**  
**Legal Services**  
**Resources**

My Ref: EB4/008741/01882688

Hertfordshire County Council, County Hall, Pegs Lane, Hertford SG13 8DN

t: [REDACTED] **Comnet/Internal:**

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**From:** [REDACTED]  
**Sent:** 04 February 2018 19:19  
**To:** Chay Dempster; Brian Owen  
**Subject:** Harpenden School

Dear both

Please find attached Note 3 from Richard Glover QC. At some point on Monday morning, he will be forwarding a PDF version of the draft report with annotated corrections, and I will forward this on to you as soon as I receive it. All the important points have been covered in the note attached, however.

Counsel has congratulated all those involved on the fact that he considers the draft report to have come on leaps and bounds.

Mr Glover has asked that attention is drawn to two particular aspect of his comments:

1. *The first is that there are some comments aimed to get the incantations on Green Belt, very special circumstances and section 38(6) in a more secure order.*
2. *The second is that there remains some vagueness (a) on those elements (particularly in relation to transport) which, as planning authority, you want to ensure are nailed down before planning permission can be given and (b) the mechanisms by which those elements are to be secured. To give a stark example: what is the minimum bus provision that the applicant needs to secure before planning permission can be granted?*

Counsel is in a meeting on Monday morning. He then travels to Manchester, where he will be on Tuesday. So, he will be elusive for a couple of days; but he is happy for me to e-mail him if there is anything you want to raise, and he will call me back when he is able.

Kind regards



**Solicitor (Environment, Property & Dispute Resolution)  
Resources & Performance**

Postal Point CHO237

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DE

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**From:** Chay Dempster

**Sent:** 07 February 2018 17:22

**To:** Brian Owen

**Subject:** RE: Harpenden

Brian,

Ok, I'll send a full set of appendices to DS, it may as 2 /3 attachments due to size of the documents exceeding 10MB.

Chay

Chay Dempster

Principal Planning Officer - Development Management

Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
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**From:** Brian Owen  
**Sent:** 07 February 2018 17:20  
**To:** Chay Dempster  
**Subject:** RE: Harpenden

Chay,  
Sorry, [REDACTED] said at the meeting just before you got there I think that Kathryn Pettit says reprint the lot its too risky that bundles may get mixed up, so they just need a clear set of the appendices to work from.

Brian Owen  
Team Leader Development Management  
Spatial Planning & Economy  
Environment Department  
CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Internal calls x [REDACTED]

**From:** Chay Dempster  
**Sent:** 07 February 2018 17:18  
**To:** Brian Owen  
**Subject:** RE: Harpenden

Brian  
I have cross referenced the report with the appendices –  
Appendices 1-5 and 8-12 remain unchanged and so possibly won't require a reprint unless they have already been stapled as one document. I'll check with DS by email.  
Appendices 6 -7 & 13-14 have been updated.  
I'll scan the documents and send them to DS before I leave the office today  
Chay

**From:** Brian Owen  
**Sent:** 07 February 2018 17:12  
**To:** Chay Dempster  
**Subject:** Harpenden

Chay,  
Have you done the updated appendices, democratic services wanted to have these as soon as possible please.

Brian Owen  
Team Leader Development Management  
Spatial Planning & Economy

Environment Department  
CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Internal calls x [REDACTED]

**From:** Chay Dempster  
**Sent:** 07 February 2018 12:55  
**To:** [REDACTED]  
**Cc:** Brian Owen  
**Subject:** RE: Harpenden\_highways conditions

[REDACTED]

I have made some amendments to the conditions. The changes mainly effect the Bus Strategy condition.

Please can you confirm whether the conditions as currently worded are acceptable to the Highway Authority

#### Travel Plan

Prior to the commencement of development, an update Travel Plan, based upon Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), shall be submitted and approved in writing by the Local Planning Authority. The updated Travel Plan shall:

- provide a detailed implementation timetable for the delivery of the proposed transport improvements, outlined in LTP/2675/Final Issue 3 (06/12/2017).
- set out the roles and responsibilities for delivering the Travel Plan,
- specify an Action Plan to promote walking, cycling, public transport, car sharing and efficient vehicle use; and
- provide a monitoring and evaluation report, that shall be submitted to the Local Planning Authority not later than 2 weeks into the summer term in each academic year, for the approval of the Local Planning Authority prior to the end of summer term in each academic year.

The updated Travel Plan shall provide for the implementation of the measures in accordance with the timetable specified within the Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), specifically:

- to encourage walking (Table 10)
- to encourage cycling (Table 11)
- to encourage public transport use (Table 12)
- to encourage car sharing (table 13);
- measures to promote efficient vehicle use (Table 14);
- to raise awareness of the Travel Plan (Table 15) and
- provision of the additional bus services necessary to deliver the 56% enhanced modal split

The updated Travel Plan and the monitoring and evaluation report shall be implemented in accordance with the approved details prior to the school opening in Year 11 in the following year.

Reason: to ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment; to ensure the enhanced modal split proposed in the application is delivered in practice; and in the interests of highway safety

#### Bus Strategy Implementation Plan

Prior to the first occupation of the development, a detailed Bus Strategy Implementation Plan for the provision of the additional bus services, as outlined in the Travel Plan document (Reference No. LTP/2675/Final Issue 3 (06/12/2017)) shall be submitted to and approved in writing by the Local Planning Authority.

The Bus Strategy Implementation Plan shall:

- specify the steps required to deliver the required level of additional bus services indicated in Options A and/or Option B shown in Tables 4 & 5 of the Supplemented Transport Note (December 2017); and,
- provide details of the additional route(s), the number, and the frequency of additional services set out under Option A and/or Option B above; and
- provide details of any proposed changes to the timing of existing bus services, and
- specify the mechanism and source of funding the additional bus services.

The additional bus services shall be implemented as approved and maintained in perpetuity and for the lifetime of the school.

Reason: to ensure that the additional bus services which are essential to promote sustainable travel are delivered in practice; in the interests of highway safety.

#### Travel Plan - Liaison Group

Prior to the first occupation of the school, the Applicants shall, working in partnership with the school, establish a Travel Plan liaison group. The Travel Plan liaison group shall meet before the start of each school term to agree the actions necessary to deliver the Travel Plan over the next school term and to discuss any transport issues associated with the operation of the school. The Travel Plan Liaison Group meetings shall be attended by a lead figure at the school and shall be open to representatives of local residents groups, local councillors and other stakeholders. Actions and minutes of each meeting shall be made available on the schools website.

Reason: to ensure the continued implementation of the Travel Plan; in the interests of highway safety

Many thanks

Chay

Chay Dempster  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** [REDACTED]  
**Sent:** 06 February 2018 13:03  
**To:** Chay Dempster  
**Cc:** Brian Owen  
**Subject:** RE: Harpenden\_highways conditions

Chay

It looks fine to me!

I'll drop by your office tomorrow morning just in case you need anything from me.

[REDACTED]

**From:** Chay Dempster  
**Sent:** 06 February 2018 12:41  
**To:** [REDACTED]  
**Cc:** Brian Owen  
**Subject:** Harpenden\_highways conditions

[REDACTED]

We are hoping to publish the Harpenden report tomorrow and have been asked to consider the structure of some of the conditions to ensure they are precise and enforceable. One of the conditions relates to the Travel Plan.

As currently written it says -

No part of the development hereby permitted shall be occupied prior to the implementation of the approved Travel Plan Reference No. LTP/2675/Final Issue 3, 06/12/2017. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied. Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment

An alternative form of wording is suggested –

Prior to the commencement of development, an update Travel Plan, based upon Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), shall be submitted and approved in writing by the Local Planning Authority. The updated Travel Plan shall provide:

- a detailed implementation timetable for the delivery of the proposed transport improvements, outlined in LTP/2675/Final Issue 3 (06/12/2017).
- set out the roles and responsibilities for delivering the Travel Plan,
- specify an Action Plan for promote walking, cycling, public transport, car sharing and efficient vehicle use; and

- the submission of a monitoring and evaluation report to the Local Planning Authority not later than 2 weeks into the summer term in each academic year, for the approval of the Local Planning Authority prior to the end of summer term in each academic year.

The updated Travel Plan shall provide for the implementation of the measures in accordance with the timetable specified within the Travel Plan Reference No. LTP/2675/Final Issue 3 (06/12/2017), specifically:

- to encourage walking (Table 10)
- to encourage cycling (Table 11)
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- to encourage car sharing (table 13);
- measures to promote efficient vehicle use (Table 14);
- to raise awareness of the Travel Plan (Table 15) and
- provision of the additional bus services necessary to deliver the 56% enhanced modal split

The updated Travel Plan and monitoring and evaluation shall be implemented in accordance with the approved details prior to the following Year 11 for each year.

Reason: to ensure the enhanced modal split is delivered in practice; and in the interests of highway safety

Please can you advise if this condition is acceptable to the Highway Authority.

Also we are considering two additional conditions –

1 -

#### Bus services – implementation plan

Prior to the commencement of development, a detailed Implementation Plan for the provision of the additional bus services, as outlined in the Travel Plan document (Reference No. LTP/2675/Final Issue 3 (06/12/2017)) shall be submitted to an approved in writing by the Passenger Transport Unit of Hertfordshire County Council. The additional bus services shall be implemented as approved in perpetuity for the lifetime of the school.

The Implementation Plan shall specify the mechanism for funding the additional bus services.

The additional bus services specified in the Implementation Plan shall be maintained in perpetuity for the lifetime of the development.

Reason: to ensure that the additional bus services which are essential to promote sustainable travel are delivered in practice; in the interests of highway safety.

2-

#### Travel Plan - Liaison Group

Prior to the first occupation of the school, the Applicants shall, working in partnership with the school, establish a Travel Plan liaison group. The Travel Plan liaison group shall meet before the start of each school term to agree the actions necessary to deliver the Travel Plan over the next school term and to discuss any transport issues associated with the operation of the school. The Travel Plan Liaison Group meetings shall be attended by a lead figure at the school and shall be open to



representatives of local residents groups, local councillors and other stakeholders. Actions and minutes of each meeting shall be made available on the schools website.

Reason: to ensure the continued implementation of the Travel Plan; in the interests of highway safety

Please can you confirm whether these are acceptable also

Many thanks  
Chay

Chay Dempster  
Principal Planning Officer - Development Management  
Spatial Planning & Economy, Environment Department CHN216  
Hertfordshire County Council  
County Hall Pegs Lane  
Hertfordshire SG13 8DN  
Telephone [REDACTED]  
Direct dial: [REDACTED]

**From:** Chay Dempster  
**Sent:** 23 January 2018 11:39  
**To:** Jan Hayes-Griffin; Brian Owen  
**Cc:** [REDACTED]  
**Subject:** RE: KWS

Jan

[REDACTED] has said the letter will be with me by lunchtime today. He asked me to take a careful look at the conditions which he says are quite onerous.

I'll incorporate the LLFA response into the report today. I want to avoid late publication. The report will be finished tomorrow.

Thanks  
Chay

**From:** Jan Hayes-Griffin  
**Sent:** 23 January 2018 11:32  
**To:** Brian Owen; Chay Dempster  
**Cc:** [REDACTED]  
**Subject:** FW: KWS

Sounds as if the LLFA will have no objection .So looks as if we can go to DC committee on 8<sup>th</sup> Feb?  
Chay do you need more time to finish report if so I will seek agreement from [REDACTED] for late publication. Pl let me know asap

jan

**From:** Simon Aries  
**Sent:** 23 January 2018 08:58  
**To:** John Wood; Owen Mapley; Jan Hayes-Griffin; Rob Smith  
**Subject:** FW: KWS

I'm off today but see below.

Feels like we could have been in this position weeks ago if Kier had been more helpful.

Simon Aries  
Assistant Director, Environment

**From:** [REDACTED] <[REDACTED]@hertfordshire.gov.uk>  
**Date:** Tuesday, 23 Jan 2018, 8:49 am  
**To:** Simon Aries <Simon.Aries@hertfordshire.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@hertfordshire.gov.uk>, [REDACTED]  
<[REDACTED]@hertfordshire.gov.uk>  
**Subject:** RE: KWS

Simon

We have reached a view and will be drafting a no objection letter with conditions. We need to check through the details to make sure that the conditions make sense but should be with you today. I will let Chay know.

[REDACTED]

[REDACTED]

Head of Environmental Resource Planning  
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**From:** Simon Aries  
**Sent:** 23 January 2018 08:48  
**To:** [REDACTED]; [REDACTED]  
**Subject:** KWS

By midday please let me have a written update on where you're at with KWS.

Have we got everything we need from Kier?  
If not what is missing and have we gone back to Kier?  
First impressions?  
How long will it take us to reach a view?

Thanks.

Simon

Simon Aries  
Assistant Director, Environment