

creating a better place



Mrs Sarah Smith
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2011/111405/02-L01
Your ref: N6/2010/3120/DC3
Date: 3 June 2011

Dear Sarah

Splashlands, Stanborough Road, Welwyn Garden City.

Redevelopment of site to provide a wet play area, adventure play areas, an educational play area, high ropes attraction, changing huts, education room, cafe and toilet facilities. Additional information.

Based on the FRA addendum SM/RW/A067207 dated 20 May 2011 and drawing 122 Revision A we are satisfied with the details provided on the floodplain storage compensation scheme. We would be happy to request a condition securing the details of this once our other outstanding queries have been addressed.

Drainage drawing 100A appears to show swales draining to ground. If this is the intention we will need to see some infiltration testing to support this design. It is unclear whether this system will work given that your letter states that high groundwater levels limit the use of swales.

We would suggest that using lined ponds or swales and connecting them to the drainage system would avoid the difficulties with infiltration and provide a sustainable scheme by removing the need for an underground tank. We request that the applicant investigates this further. Green roofs were also previously proposed for this scheme during earlier discussions. It is unclear why these have now been removed from the scheme.

Providing the local planning authority are satisfied that the submitted drawing 125 supersedes all other drawings and masterplans that show the riverside features, we would be happy to accept that these are no longer part of the proposal.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

Mr Kai Mitchell
Planning Liaison Officer

Direct dial 01707 632388
Direct e-mail Hbplanning@environment-agency.gov.uk

Environment Agency
Apollo Court, 2 Bishops Sq Business park, Hatfield, Herts, AL10 9EX

