

creating a better place



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

Our ref: NE/2011/111405/03-L01
Your ref: N6/2010/3120/DC3
Date: 17 January 2012

Dear Sarah

Splashlands, Stanborough Road, WGC.

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.

Thank you for consulting us on the new details. We are satisfied with the information provided in regards to the design of the proposed swales. However, we still require clarification of how the applicant intends to ensure that directing flows from some swales to the vegetated area along the south eastern boundary will not result in surface water leaving the site. The applicant needs to demonstrate that levels on site will ensure such flows will be contained on site.

Justification should also be provided for specifying an underground tank for surface water storage on this site. SuDS measures should be specified following the SuDS hierarchy. The most sustainable measures should be utilised first with any barriers to their use fully justified.

On this site we would expect it to be possible to specify more sustainable measures than a tank, particularly given the nature and size of the site. Green roofs were also originally proposed and it is unclear why these have now been removed.

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

Yours sincerely

Mr Kai Mitchell
Planning Liaison Officer

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