

creating a better place



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

**Our ref:** NE/2011/111405/04-L01  
**Your ref:** N6/2010/3120/DC3  
**Date:** 22 February 2012

Dear Sarah

**Splashlands, Stanborough Road, WGC**

**Revised FRA (v4) for the 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.**

Following the submission of the Revised Flood Risk Assessment we are now in a position to **remove** our objection if the following conditions are applied to the grant of any planning permission.

**Condition 1:**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) A067207 version 4 by WYG Engineering dated 10/02/12 and the following mitigation measures detailed within the FRA:

1. Provision of compensatory flood storage on the site to a 1 in 100 year plus climate change standard.
2. Finished floor levels are set no lower than 63.91 m above Ordnance Datum (AOD).

**Reason**

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants.

**Condition 2:**

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

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



**Reason**

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

**Advice for LPA****Water efficiency**

There is a requirement for the developer to demonstrate that they can achieve a high level of water efficiency associated with this development. This can be demonstrated by using existing technology (e.g. efficient showerheads, spray/sensor taps, low flush toilets/waterless urinals etc). The Borough is situated in an area of serious water stress and there is a high and growing demand for water. The adoption of water efficiency measures will contribute towards to managing the demand for water within this development.

**Advice to applicant**

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Lee, designated a 'main river'.

Yours sincerely

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

Yours sincerely

**Mr Kai Mitchell**  
**Planning Liaison Officer**

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