



19 December 2012

Our Ref: A067207-5/MP/rp

Ms Sarah Smith

Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

SUBMITTED VIA PLANNING PORTAL

Dear Ms Smith,

**WELWYN HATFIELD BOROUGH COUNCIL
CONSTRUCTION OF A HIGH AND LOW ROPES COURSE, TICKET KIOSK AND SITE CLEARANCE
WORKS UNDER PHASE 1 AND WET PLAY AREA, EXTENSION AND REFURBISHMENT OF
EXISTING TOILET BLOCK, CAFE, EDUCATION ROOM AND TICKET OFFICE, LANDSCAPING, AND
ASSOCIATED CAR PARK, ACCESS, AND HIGHWAYS IMPROVEMENTS UNDER PHASE 2
FORMER LIDO AND SURROUNDING AREA, STANBOROUGH PARK, STANBOROUGH ROAD,
HANDSIDE, WELWYN GARDEN CITY, AL8 6XA
PLANNING PORTAL REFERENCE: PP-02354222**

Introduction

On behalf of our client, Corporate Property, Welwyn Hatfield Borough Council, we write to enclose a full application for planning permission in respect of the above referenced site for:

'The redevelopment of the former Splashlands complex and surrounding area, comprising two development phases. Phase I to include construction of a high ropes adventure course and supporting ticket kiosk (115 sqm), and clearance of former lido area. Phase II to include redevelopment of the former lido site to provide a wet play area, extension and refurbishment of existing toilet block to provide a cafe, education room and ticket office (360 sqm extension), landscaping, and associated car park, access, and highways improvements.'

The proposal is a 'live' application currently under consideration by the Council following its submission in February 2011 (Ref No. N6/2010/3120/DC3). As part of the ongoing determination of the planning application, all material previously submitted in support of the proposals is being replaced with revised material, which now forms the application package. Accordingly, the documentation now comprises the following:

creative minds safe hands



- Planning Statement, prepared by WYG Planning & Environment
- Scheme Plans, prepared by WYG Engineering
- Updated Ecological Walkover Survey, by WYG Planning & Environment
- Transport Assessment, prepared by SBA
- Noise and Air Assessment, prepared by WYG Environment
- Flood Risk Assessment, prepared by WYG Engineering
- Design & access Statement, prepared by WYG Planning & Environment
- Tree Survey, by Quaife Woodland
- Desk Study Report of Land Conditions, by WYG Planning & Environment
- Phase 2 Geotechnical Site Investigation, by RPS

For a full schedule of the application drawings, please refer to the enclosed Issue Sheet for a complete list.

Application Site

The proposal site lies within Stanborough Park, in the Borough of Welwyn Hatfield. Stanborough Park occupies 56.34 hectares to the south west edge of Welwyn Garden City and provides residents and visitors with the opportunity for passive and active recreation. The park has been identified as one of the most visited and highest quality parks in the Borough and as a result, is subject to a dedicated Policy (CLT3 *Stanborough Park*) in the adopted Local Plan.

The development site comprises a 14.6 hectare area within Stanborough Park, and lies within the Green Belt. The site is currently owned by Welwyn Hatfield Council. The development site itself consists of the former Splashlands complex, the existing basketball court, and an area of open land to the north west of the Splashlands complex. In addition, the area of grass between the basketball court and the playground, the existing car park, and a stretch of Stanborough Road to the east of the park will be subject to improvements in the second development phase. The development site covers a total area of 3.85 hectares.

Proposed Development

This application seeks planning permission for the construction of a high ropes course, the redevelopment of the former Splashlands complex into a wet play area, the creation of a pavilion through the refurbishment and extension of the existing toilet block to include a café and education space, and improvements to the existing car park, highways, and access arrangements.

This development will be undertaken in two phases. Phase I will include the construction of the high ropes course, including a ticket kiosk, and clearance of the former Splashlands site to make it publicly accessible. The remaining development proposals will be undertaken as part of Phase II. The areas which comprise the two phases of the scheme are illustrated on the Phasing Requirements Plan.

The proposal includes the creation of floorspace for a ticket kiosk for the high ropes course which will have a footprint of 115 sqm (Phase I), and an extension of the existing toilet block which will increase the footprint of the structure by 360 sqm (total footprint 445 sqm) (Phase II). The primary use of both buildings will be supporting leisure (D2). Our analysis demonstrates that there will be no overall increase in the footprint of the buildings that have previously occupied the site. This is one of the key criteria set out by Policy CLT3.

Summary

The proposal intends to enhance recreation and leisure opportunities for a wide range of local residents and visitors while bringing a disused, derelict space back into public use. Further, the proposed



development will create employment opportunities and improve the existing car park, access arrangements, and highway safety. A full assessment of these benefits is set out in the application Planning Statement and supporting documents which demonstrate that the scheme meets all material and local planning policy tests, including the appropriateness of the development in a Green Belt location.

All documents and drawings have been submitted in an electronic format via Planning Portal (PP-02354222). A disk containing electronic copies of the application documents has also been sent by mail. As this is a live application, it is not subject to a further planning fee.

We trust that the information submitted will enable you to register the application documentation and we look forward to receiving written confirmation of this in due course. In the meantime, please do not hesitate to contact myself or my colleague, Charlotte Mitchell, if you have any queries.

Yours sincerely,



Max Plotnek
Associate - Planning
For and on behalf of WYG Planning & Environment

Encl. Issue Sheet

cc. Andrew Harper – Welwyn Hatfield Borough Council
Paul Underwood – Welwyn Hatfield Borough Council