

creating a better place



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

Our ref: NE/2011/111405/05-L01
Your ref: N6/2010/3120/DC3
Date: 7 January 2013

Dear Sarah

Splashlands, Stanborough Road, Welwyn Garden City.

Redevelopment of site to include - Phase 1: construction of high ropes adventure course, supporting ticket kiosk and clearance of former lido area and; Phase 2: redevelopment of former lido site to provide a wet play area, extension and refurbishment of existing toilet block to provide a cafe, education room, ticket office, landscaping, associated car park access and highways improvements.

Thank you for consulting us on the revised Flood Risk Assessment.

As this development will now be phased we have slightly amended our conditions. Please ensure that these are included on any planning permission granted.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (Ref: A067207, version 5, produced by WYG Engineering, dated 17/12/12) and the following mitigation measures detailed within:

- Compensatory flood storage on the site to a 1 in 100 year plus climate change standard is to be provided during phase 2 of the development based on the details shown on drawing A067207-5-10B, which provides an indication of the required floodplain storage under phase 2, and drawings A067207-5-122 & 123 which show proposed earthworks to achieve the required floodplain storage following development.
- Finished floor levels are set no lower than 63.91m above Ordnance Datum.

Reason 1

To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in line with your policy R8.

Condition 2

Development of phase 2 works shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment

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



of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The phase 2 scheme shall subsequently be implemented in accordance with approved details before the development is completed.

The phase 2 scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason 2

To prevent the increased risk of flooding in line with your policy R8.

To improve and protect water quality, improve habitat and amenity, and ensure the future maintenance of the surface water drainage system in line with your policies R7, R8, R10 and R11.

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'.

Please contact me if you have any queries.

Yours sincerely

Natasha Smith
Planning Liaison Officer

Direct dial 01707 632332
E-mail SPHatfield@environment-agency.gov.uk

cc WYG Planning & Design