



15th June 2018

Ms. Louise Sahlke
Senior Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Louise

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)(England) Order 2015

Re: Vertigo Adventures. Proposed installation of children's party tent, associated with the existing High Ropes Adventure Course.

Stanborough Road (North Side), Welwyn Garden City, Herts. AL8 6DQ.

LPA Ref: 6/2018/1200/FULL.

I acknowledge receipt of your email dated 13th June 2018, in which you request the submission of a FRA in respect of the above proposed development. I also refer to our subsequent fluent discussion later that day and understand that you are currently preoccupied with another case.

When you have had an opportunity to examine the proposed tent application, accompanying plans and drawings, you may perhaps concur with the points made in the Planning Statement, relevant to flood issues, and understand the reasons why a FRA was exceptionally not submitted in this case.

The upgraded FRA prepared for your authority's Splashlands Complex redevelopment proposals was rigorously tested against optimum flood zones and concluded that the redevelopment site, including the ropes course area, was appropriate for the proposed development by type, the majority of which being considered to be 'water compatible'. So far as I am aware, there has been no significant change to the status of flood zones relevant to the present application site since the FRA (Ref: A067207, version 5) was approved by the EA and there have been no material or physical change to the site since the ropes course was granted planning permission.

Relevant key issues that would conclude a definitive FRA was summarised as follows:

- The proposal is unlikely to represent potential risk to human life (mitigated by subscription to the EA's advance flood warning service)
- The proposal is unlikely to result in increased flood risk to adjacent areas
- The proposed temporary structure, occupying an area no greater than 36 sq. m. would unlikely impede flood flows; and
- The proposal would not require an EA environmental permit.

For the foregoing cumulative reasons, I am concerned with respect, that demand for a FRA in this rare and exceptional case, would be unreasonable, disproportionate and unjustifiable, in relation to the nature and scale of such a short-term, minor and temporary development and general site circumstances.



I will expect to hear from you again in due course and assure you of my own best endeavours to assist the application process, to mutually ensure as little delay as possible.

PP

Dan McGregor
Senior Planning Consultant
For Planning Solutions Limited and Vertigo Adventures