

Louise Sahlke  
Welwyn-Hatfield District Council  
Development Control  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

**Our ref:** NE/2018/128712/01-L01  
**Your ref:** 6/2018/1200/FULL  
**Date:** 13 June 2018

Dear Louise

**Vertigo Adventures, Stanborough Park, North Stanborough Road, Welwyn Garden City, AL8 6DF**

**Erection of a pagoda for use as a children's party tent**

Thank you for consulting us on the above application. We have **no objections** to this application.

**Advice to Local Planning Authority**

The proposed development appears to sit within Flood Zone 2 as defined in table 1 of the Technical Guide to the National Planning Policy Framework and is therefore at risk of flooding. Please note that there are areas of Flood Zone 3 and 3b within the red line boundary of the site.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. This planning application sits within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our web site at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

The standing advice relevant to this application can be found here:  
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#vulnerable-developments-standing-advice>

We recommend that you view our standing advice in full on our web site before making a decision on this application. Please refer the applicant to our standing advice at the above web address.

Applicants should follow the advice and submit a completed form as part of their planning application submission. We do not need to be consulted further on this application.

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**Please note that this advice states that a Flood Risk Assessment (FRA) should be included in the application.** While the Planning Statement dated April 2018 refers to a FRA, one has not been submitted in support of this application.

### **Advice to Applicant - Flood Risk Activity Permit**

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Should you have any queries regarding this response, please contact me.

Yours sincerely

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