

## Christine Ellera

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**From:** Christine Ellera  
**Sent:** 11 October 2022 15:57  
**To:** 'PCU@communities.gov.uk'  
**Subject:** RU.22/0374: Thorpe Park Resort, Staines Road- New rollercoaster with associated buildings and structures  
**Attachments:** RU.22\_0374 - Thorpe Park- Atkins response to EAs recent comments appendicies.pdf; RU.22\_0374 - Thorpe Park- Atkins response to EAs recent comments.pdf; RU.22\_0374 - Thorpe Park- Brefing Note.PDF; RU.22\_0374 - Thorpe Park- Committe Report.pdf; RU.22\_0374 - Thorpe Park- DRAFT Decision notice.pdf; RU.22\_0374 - Thorpe Park- EA latest response.pdf; RU.22\_0374 - Thorpe Park- Emails to the Environment Agency\_Redacted.pdf; RU.22\_0374 - Thorpe Park- Peer Review.pdf; RU.22\_0374 - Thorpe Park-Committee Addendum.pdf; TP24-SA-XX-XX-DR-A-0101 - Location Plan.PDF

**Categories:** Egress Switch: Official (Unencrypted)

To whom this may concern,

I refer you to the above planning application. On the 5 October 2022 Members of the Planning Committee at Runnymede Borough Council resolved to grant planning permission for the above development. This resolution was made having due regard for the outstanding objection from the Environment Agency (EA) and the need to refer this application to the SoS given the objection from the statutory consultee on flood risk.

**Accordingly, and in accordance with the Town and Country Planning (Consultation) (England) Direction 2021 please take this email as formal referral to the National Planning Case Work Unit on a major development in a flood risk area to which the Environment Agency has made an objection that it has not been able to withdraw even after discussions with the local planning authority.**

Attached to this email you will find copies of:

- Draft Decision Notice
- Committee Report
- Committee Report Addendum
- Application Site Plan
- A copy of the EA Objection(s)
- Response to matters raised by the EA prepared by Atkins as the applicant's flood risk consultants
- A briefing note prepared by Litchfield's as the planning agents for this application which sets out the background and their position on the objection from the EA.
- Further email(s) sent to the EA requesting discussion on this planning application
- A Peer review from an independent Flood Risk consultants in the absence of a response from the EA

Whilst we recognise the EA are doing their best to manage their caseloads. The current delays and time frames it takes for their response (their first response some 11 weeks after being consulted and their second response some 8 weeks after consultation) have significantly delayed the consideration of this planning application. The difficulties lie not just with the response times but the inability to proactively engage with them and discuss at the officer level the issue they are raising. This creates severe implications in the Local Planning Authority being able to undertake their role in determining planning application(s) in a proactive manner and uncertainly for Thrope Park as the applicants in their ability to understand if and how they are able to take forward their post pandemic recovery project to remain as a competitive tourist attraction in the country and key economic provider to the Borough. We have sent various emails to the EA over the last month (as attached) and voicemail requesting to enter into discussions and none have been returned. In view that objection 1 from the EA (contained in their most recent response) is unlikely to be overcome and in accordance with the NPPG the Local Planning Authority therefore decided to proceed to determination.

The Local Planning Authority in making their decision on this planning application has had full consideration for the EA objections. In the absence of being able to have discussions with the EA on this planning application we have sought a Peer review from independent Flood Risk Consultants to review the outstanding objection from the EA and the details provided by the applicant's team to assess if the evidence provided overcomes the issues raised. Overall, we have found the development acceptable and in accordance with the Development Plan and other material considerations- this is fully set out in the committee report and addendum. All other details of this application, including the proposed plans can be found on our website via the following link, quoting the planning reference (RU.22/0374) in full:

<https://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>

Please let me know if you require any further information. **If we do not hear back from you within 21 days we shall assume that we are able to proceed to determine the application.**

Kind Regards

**MRTPI | Assistant Development Manager | Runnymede Borough Council**

**[ preferred contact ]**