

**Sent:** 27 September 2022 15:38

**To:** 'Planning\_THM@environment-agency.gov.uk' <Planning\_THM@environment-agency.gov.uk>

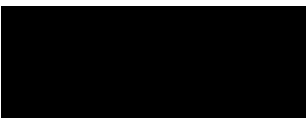
**Subject:** RE: RU.22/0374 - Thorpe Park (your ref: WA/2022/129705/02-L01) request for discussion in accordance with THE TOWN AND COUNTRY PLANNING (CONSULTATION) (ENGLAND) DIRECTION 2021



Further to the below emails, voicemails and the objection from the EA (for ease of reference please see attached) Officers have decided to take this planning application forward with a recommendation for Members of the Planning committee to approve, subject to referral to the SoS. Please see attached the Committee report for the above planning application which sets out fully the officer position on this matter.

**Therefore and in accordance with paragraph 8 of THE TOWN AND COUNTRY PLANNING (CONSULTATION) (ENGLAND) DIRECTION 2021 we would welcome if we could discuss this planning application with the EA and if you could advise if you wish to withdraw your objection to this planning application.**

If we do not hear back from you within 14 days of this email we shall assume that the objection withstands and we shall continue to refer to the SoS.



**Assistant Development Manager | Runnymede Borough Council**



**Sent:** 16 September 2022 14:50

**To:** 'Planning\_THM@environment-agency.gov.uk' <[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)>

**Subject:** RE: RU.22/0374 - Thorpe Park (your ref: WA/2022/129705/02-L01)



I hope you are well. Further to the below email. I have left you a couple of voicemails as I am keen to informally discuss if the below will be a position the EA will agree too. Otherwise, I'm conscious we may never move the discussion forward and to save all parties time it may be more pragmatic to recognise the objections and were we to disagree (and given objection 1 from the EA is unlikely to be withdrawn), move to decision. Clearly were the recommendation to approve we recognise the need to refer to the SoS. An informal, without prejudice call on this point would be welcome.

In addition to this. I have been looking at the FRA for the last planning application at Thrope Park where the flood compensation strategy off set was approved by the Local Planning Authority in consultation with the EA- as clearly this forms the most up to date agreed position from both the Local Planning Authority and the Environment agency. As referenced below it was RU.18/0013 for an extension to the pizza hut on site. The numbers in the FRA for this 2018 planning permission did not quite tally with those in the FRA for this planning application, they were just a little bit out. I have gone back to the applicants on this point and its due to an omission associated with a minor amendment application from a planning permission in 2016 which impacts 4 rows of the compensation table between the levels of 14.1m AOD and 14.4m AOD.

The 2016 planning permission resulted in a net 25m<sup>3</sup> of compensation gain for Thorpe Park. The consequence of the omission is small in scale and does not impact on the conclusion of the Project Exodus compensation position, which is that a net surplus of floodplain compensation is available at every level. However, they have updated the evidence to be aligned with what was last approved. Therefore, in responding to the consultation for the above planning application we would welcome if you could refer to the attached.

I recognise that the EA have a backlog in responses and I know that I am not the only case officer asking you to prioritise their planning application. It has now come to a stage where this planning application must proceed to determination. We welcome your comments at your earliest convenience and in all cases if you could please return my call so we can informally explore the most efficient way to deal with this matter that would be very much welcome.

Kind Regards

**Assistant Development Manager | Runnymede Borough Council**

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**Sent:** 12 September 2022 16:44

**To:** 'Planning\_THM@environment-agency.gov.uk' <[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)>

**Subject:** RE: RU.22/0374 - Thorpe Park (your ref: WA/2022/129705/02-L01)

Thank you for sending across the response from the EA regarding the above planning application. Further to your consultation response, the applicant has provided the further additional information and we have formally reconsulted you on this. For ease of reference a copy of the additional information is attached

I did want to directly address one of the EA's objections regarding the existing flood compensation scheme- as your letter has requested clarification from the LPA on the legal agreement. There is no legal agreement for the existing flood compensation scheme. I understand why you consider one needs to be shown to provide clarity on the matter, but this was never a requirement which the EA has ever asked for- not when the scheme was initial conceived nor one requested as subsequent permissions have been approved and implemented forthwith- hence as the EA never asked for one, none exists.

If you review the planning history contained at the end of the applicant's attached response you will see that the EA have consistently agreed the approach to offsetting development against this flood compensation scheme. The most recent planning permission being RU.18/0013 for an extension to the pizza hut on site. I have attached, for ease of reference, the consultation response from the EA. This raises no objection subject to conditions, which includes the Flood Compensation scheme balance pre- and post- restaurant extension contained in the FRA. The consultation response from the EA for this planning application therefore clearly agrees that there is an agreed process in the Park's ability to offset new development against this compensation scheme. The manner in which it was calculated was also agreed.

When reviewing the planning history and all the consultation responses from the EA, which you can find online via our website, all evidence supports this position and there is no evidence to refute this. Based on this the Local Planning Authority are satisfied that it would be unreasonable for us as the determining authority to substantiate refusal solely based on this matter, particularly given the EA's consistent position on this from 2010 through to 2018. If you maintain your objection in this regard (and notwithstanding the wider points of clarification requested) we would welcome if you could provide evidence to substantiate your objection in terms of any updated policy which may highlight why this approach to flood mitigation was acceptable in 2018 and is no longer acceptable or provide evidence that you believe that this flood mitigation strategy has not been implemented- because all evidence we have in front of us shows it has been implemented and this is an agreed and accepted process to flood mitigation. Moreover, if you now require a legal agreement we would welcome if you could advise what material change in policy justifies this revised position.

I look forward to your response as soon as possible,

Kind Regards

[REDACTED] | Assistant Development Manager | Runnymede Borough Council

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**From:** Planning\_THM <[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)>

**Sent:** 01 September 2022 14:08

**To:** Planning <[planning@runnymede.gov.uk](mailto:planning@runnymede.gov.uk)>

[REDACTED]

**Subject:** [EXTERNAL] RE: RU.22/0374 - Thorpe Park

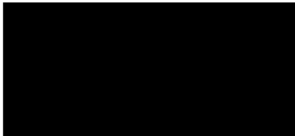
**CAUTION:** This email originated from an external sender. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir / Madam,

Thank you for consulting us on this application. Please see attachment for a copy of our response regarding application ref: RU.22/0374

If you have any queries, please don't hesitate to contact me.

Kind regards,



Planning Advisor | Sustainable Places | Thames Area



**Environment Agency** | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD

