

From: [REDACTED]
To: [Planning](#)
Subject: FW: RU.22/0374 - Thorpe Park (your ref: WA/2022/129705/02-L01)
Date: 12 September 2022 16:49:23

Please redact, upload and publish as general correspondence- Officer response to the EA

[REDACTED]
Sent: 12 September 2022 16:44

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)

[REDACTED]

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

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

