Statement of Common Ground agreed between Thorpe Park, Runnymede Borough Council and the Environment Agency

Inspector, further to your request to Runnymede BC in connection with draft Policy EE13 and the associated safeguarding plan the Environment Agency, Runnymede Borough Council and Thorpe Park have been in discussion and have agreed the following statement of common ground:

It is agreed by all parties that areas 1 to 4 shown on the enclosed plan can be removed from the safeguarding zone. It has also been agreed that the extent of land that needs to be safeguarded within area 5 can also be reduced to that shown in blue in the attached updated plan. Given the Environment Agency (EA) cannot rule out that the existing flood compensation scheme at Thorpe Park won’t be unaffected by the proposed Flood Relief Works it is agreed that the EA will provide alternative compensation for any compensation that is lost in area 5 as a result of the Thames Flood Relief works. We have agreed additional wording to policy EE13 to take this compensation provision into account and the proposed new text is provided below in red for the Inspectors consideration.

The deletion of the yellow highlighted text from draft Policy EE13 is also supported.

Policy EE13: (final para as proposed to be amended by Main Modification MM49 – RBC, The Environment Agency and Thorpe Park support the Inspector deleting the yellow highlighted text and adding the red text)

The Council supports proposals for strategic flood relief measures (and including any associated enabling works), including the proposed emerging flood relief measures and flood channel through Runnymede as part of the wider River Thames Scheme. The land which may be required for the River Thames Scheme proposed route of the channel and the land adjacent to it, as shown on the Policies Map is will be safeguarded for this purpose. Whilst the safeguarded area shown currently includes some land which is developed or has planning permission for development, it is not envisaged that such land will form part of the works in due course, or that the use of that land will be prejudiced by the scheme of works to be undertaken. The Environment Agency will continue to engage and consult with landowners affected by or immediately adjacent to the scheme of works, to inform future planning proposals to ensure the River Thames Scheme proposal is compatible with existing and future development. Any loss of the approved flood compensation scheme at Thorpe Park as a result of the River Thames Scheme construction works would be reprovided in agreement with the Council.

We trust that given the combined agreement of all interested parties on this matter that the Inspector will accept the proposed changes to draft Policy EE13 and amendments to the associated safeguarding plan (removal of areas 1-4 inclusive and amendments to the extent of area 5, with flood compensation provided as required). Subject to these changes being accepted Thorpe Park has no objection to Policy EE13 and all parties are in agreement.

Signed by:

Name: Hannah Whitney (of Lichfields for and on behalf of Thorpe Park)

Signed by:

Name: Rachel Raynaud (of Runnymede Borough Council, Head of Planning Policy and Economic Development)

Signed by:

Name: David Bedlington (of Environment Agency)
River Thames Scheme Safeguarding Agreed Amendments
2 April 2020

Key
Areas to be excluded from River Thames Scheme Extent:
1. SAW The Ride
2. SAW Alive
3. Shark Hotel
4. Permanent Hotel
5. Part of Compensation Area
Area to be included in the River Thames Scheme Extent:
River Thames Scheme
Flood Diversion Channel Ten
(as Shown on Policies Map)