

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Subject: 230698 - EA
Date: 15 September 2023 07:46:52
Attachments: [image008.png](#)
[image009.png](#)
[17-08-16 External Consultation Checklist v3.3 update.pdf](#)

Dear Sir/Madam

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.** Ensuring your authority **only** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

For development that falls within a flood risk area:

For certain development types, we have supplied your authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable) Refer to Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK (www.gov.uk)
Flood Zone 2	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant) Refer to Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK (www.gov.uk)

Permitting and licencing advice for applicants:

Although we are not providing bespoke comments on this planning application, the applicant should be made aware that they may require an Environmental Permit or Licence from us for some types of development.

Environmental permits	Under the Environmental Permitting (England and Wales) Regulations 2016, permits are needed to carry out a wide range of specified activities lawfully. Examples include: installations, medium combustion plant, specified generator, waste or mining waste operations, water discharge or groundwater activities, or work on or near a main river or sea defence. For more information visit: https://www.gov.uk/topic/environmental-management/environmental-permits
Licences (water abstraction or impoundment)	In order to ensure water resources and water quality activities are protected and appropriately managed, abstracting or impounding water may require an abstraction or impoundment licence. For more information visit: https://www.gov.uk/topic/environmental-management/water

If you require any further assistance understanding the attached list, please do not hesitate to contact us.

Kind regards,

Amy Richardson

Planning Officer | Sustainable Places | Thames Area

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



Please accept my thanks for your email in advance – it is estimated that each UK adult sending one less ‘thank you’ email per day would save more than 16,400 tonnes of carbon per year. This is equivalent of taking 3,334 diesel cars off the road.



From: Jones, Grahame <Grahame.Jones@reading.gov.uk>

Sent: 11 July 2023 08:13

To: Planning_THM <Planning_THM@environment-agency.gov.uk>

Subject: CONSULTATION ON A PLANNING APPLICATION 230698

(e)Environment Agency
Red Kite House
Howberry Park
Wallingford
OX10 8BD

Emma Gee
Interim Executive Director for
Economic Growth and Neighbourhood
Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 230698

Your Ref: PP-12180906-v1

Direct: ☎ 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

11 July 2023

Your contact is: Nathalie Weekes, Planning

Dear Sir/Madam

CONSULTATION ON A PLANNING APPLICATION

Application Reference: 230698

Application Type: Approval of Conditions

Address: Great Brighams Mead Vastern Road Reading RG1 8DJ

Proposal: Application for approval of details reserved by condition 8 (Flood Management and Evacuation Plan) of Application 210567

This letter is to advise you that the above application has been submitted to Reading Borough Council Planning Department.

Details of the application can be viewed on the Council's 'Planning Registers' website at http://planning.reading.gov.uk/fastweb_PL/welcome.asp (You may access the internet at Civic Offices or Reading Libraries during normal opening hours). Please allow 1 working day for documents to be viewable.

If you require any further information please contact me on the above telephone number or email.

Please send any comments to me by **1 August 2023**. I cannot guarantee that comments received after this date will be taken into account when determining the decision. Ideally, email your comments to the email address above, including your postal address, or you may respond by letter.

Please do not comment via 'Online Registers for Planning & Building Control'. Please email the case officer above and CC in plgadmin@reading.gov.uk

If I have not heard from you by the deadline above I will assume that you have no objections or comments to make and I will determine the application accordingly. Please let me know if you are not able to respond by the above

date.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Nathalie Weekes

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