

Our Ref: 1876/04-230501

22<sup>nd</sup> May 2023

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Dear Sirs

**Planning Application for Approval of Details Reserved by Condition in connection with application R/N: 210567 at Great Brighams Mead, Vastern Road, Reading, RG1 8DJ**

On behalf of our client Kings Oak Miami LLP, we are pleased to submit details in respect to the above relating to the full discharge of prior to occupation condition 8, in respect to application ref. 210567.

The application description is as follows:

*“Change of use from office use Class B1(a) to use Class C3 to comprise 110 residential units. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.”*

The application has been submitted via the Planning Portal (ref. PP-12180906). The planning application fee (£116) has been paid via the Council's online payment system.

Condition 8 states:

*Prior to first occupation, a site-specific Flood Management and Evacuation Plan (FMEP) in line with the requirements of Reading Borough Council's Strategic Flood Risk Assessment (SFRA) shall be submitted to and approved in writing by the Local Planning Authority. The FMEP will be prepared for the residential scheme in accordance with criterion (b) of the SFRA. This FRMP will include a continuous safe access route in the in the present day 1 in 100 annual probability scenario and will be produced in order to ensure that residents are provided with sufficient advance warning to evacuate the site prior to any access routes becoming blocked. The approved FMEP shall be implemented in full and maintained in perpetuity for the lifetime of the development.*

*REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019 and National Planning Policy Framework 2019.*

As required by Conditions 8 the FMEP is enclosed with this application. The Plan demonstrates there is an effective framework for managing the flood risk to the site, ensuring the safety of those who will live on the site. It provides a level of information of the mechanism of flooding to be able to plan, properly manage, and take the appropriate actions for the site both, before, during, and after a flood event.

We trust that the details hereby submitted are sufficient to enable the conditions to be discharged, should you require any further information please contact me using the details at the top of this letter.

Yours sincerely  
Future Planning & Development

A handwritten signature in black ink, appearing to read 'A. Aramfar', with a stylized flourish at the end.

Amir Aramfar