

Reading Borough Council
Development Control
PO Box 17
Reading
Berkshire
RG1 7TD

Our ref: WA/2020/128456/02-L01
Your ref: 201411
Date: 03 February 2021

Dear Sir/Madam

**Change of use of building from class b1(a) (offices) to c3 (dwelling houses) to comprise 1 x studio, 2 x 1-bed and 4 x 2-bed flats. Prior notification under class o, part 3 of schedule 2 of the town and country planning (general permitted development) order 2015.
70 South View Avenue, Caversham, Reading.**

Thank you for your consultation on the above planning application.

The site lies within Flood Zone 3 in accordance with our flood map for planning. Flood Zone 3 is defined as having a high probability of river flooding in accordance with Table 1 'Flood risk' of the Planning Practice Guidance.

Environment Agency position

We have reviewed the submitted information and the finished floor levels are now set high enough and we are able to **withdraw our objection** on fluvial flood risk grounds to the proposed development subject to the following **condition** being imposed on any planning permission granted.

Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to this application.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition: The development shall be carried out in accordance with the submitted flood risk assessment (ref 25/11/2020, QFRA 1754 version 1.1, UK Flood Risk) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 38.34 metres above Ordnance Datum (AOD)

Cont/d..

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants

This condition is supported by local plan policy NE18 of the Reading Borough Local Plan. Adopted November 2019.

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

Please quote our reference number in any future correspondence.

If you have any queries please contact me.

Yours faithfully

Miss Michelle Kidd
Planning Advisor

Direct dial 02030259712

E-mail planning_THM@environment-agency.gov.uk

cc Bell Cornwell llp