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**Planning Section
Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU**

FAO Mr J Markwell

09 June 2016

Dear Mr. Markwell,

Planning application reference – 160378

Change of use, conversion, extensions and various associated works to former Gas Works Buildings to create a part 4,5 and 6 storey building adjacent to the River Kennet and a basement and 3 storey building fronting Gas Works Road, providing 34 (5x studio, 17x1, 11x2 and 1x3- bed) residential units (Class C3).

Further to our recent discussions and receipt of the Environment Agencies objection to the current planning application it has been decided to revise and improve the planning application to address the concerns of the Environment Agency(EA) in particular.

The EA is concerned about the ground floor level of the proposed flats and the level of flood risk given the sites position next to the canal. Whilst the EA has accepted that the site is not within the highest flood risk area (flood zone 3) the issue has become particularly acute since the EA introduced new guidance with respect to climate change allowances earlier this year. After considerable thought and in order to secure a favourable decision within a reasonable timescale it has been decided to address the EA's concerns by simply omitting the lower flats in the northern block. The structure will be built to the same dimensions as originally proposed and will have essentially the same appearance but the lower level rooms will not be used as flats and will instead be used only for cycle and general storage for use by occupiers of the flats. The basement area of the smaller building which was formerly identified for cycle and general storage will now no longer be provided.

With the lower level of the northern building no longer occupied as flats the lowest ground floor level of any habitable room within this building will effectively be raised high above

the worst case projected flood level. The plans accompanying this letter show that the lowest floor level will now be 39.85 m AOD for the northern building (adjacent to the River Kennet) and 38.92 m AOD for the southern building. This provides a freeboard of 2.38 m and 1.45 m respectively above the currently modelled 1 in 100 climate change annual probability flood level using a 20% increase for river flows. This should provide sufficient comfort for both the Local Planning Authority and the Environment Agency that no dwelling proposed will be at risk of flooding. Given that the revised proposal makes no other changes the LPA and the EA should also be confident that the development will not increase the risk of flooding off site also.

I expect that these matters can be secured by the imposition of appropriate planning conditions.

The changes proposed will naturally result in an overall reduction of five flats so that now the development in total proposes 29 flats (5x studio, 14x1, 9x2 and 1x3- bed) and produces a mix of accommodation closer to the council's preferred mix (17% studio apartments; 35% 1 bed apartments; 45% 2 bed apartments and 3% 3 bed apartments). The overall floor space however will not change and so CIL liability will not be affected. With fewer homes and fewer residents it is considered that the impacts of the development on the area will be still less than anticipated with the original proposal.

The revised plans and those that they supersede are listed below.

Revised plan	Superseded plan
14-354-P06 rev.C Elevations Block 1	14-354-P06 rev. B Elevations Block 1
14-354-P07 rev.C Elevations Block 2	14-354-P07 rev B Elevations Block 2
14-354-P08 rev.C Plans level 1	14-354-P08 rev B Plans level 1
14-354-P09 rev.C Plans level 2	14-354-P09 rev B Plans level 2
14-354-P10 rev.C Plans level 3	14-354-P10 rev B Plans level 3
14-354-P11 rev.C Plans level 4	14-354-P11 rev B Plans level 4
14-354-P12 rev.C Plans level 5	14-354-P12 rev B Plans level 5
14-354-P13 rev.C Plans level 6	14-354-P13 rev B Plans level 6
14-354-P14 rev.C Plans level 0 deleted	14-354-P14 rev B Plans level 0
14-354-P15 rev.B sections block 1	14-354-P15 rev A sections block 1
14-354-P17 rev.A proposed floor areas	14-354-P17 and P18 proposed floor areas
14-354-P100 rev.C proposed site plan	14-354-P100 rev B proposed site plan
07.06.16_Schedule of Areas	

I would therefore be grateful if you could accept these revised plans as amendments to the current application and consider the application on the basis of the reduced number of flats

and on the basis that the lowest level of habitable accommodation will now be at 39.85 m AOD for the northern building (adjacent to the River Kennet) and 38.92 m AOD for the southern building.

If you have any queries concerning these changes, please do not hesitate to contact either myself or Mr Loxton who produced the revised drawings.

With regards to other outstanding matters we intend to have all information before you prior to the 20th June so that you have sufficient time to produce your report for the planning committee meeting in July.

Yours faithfully,

A handwritten signature in black ink that reads "M Robinson". The "M" is large and stylized, followed by "Robinson" in a cursive script.

Michael Robinson B.A. (Hons) Dip T.P. MRTPI
Senior Planning Consultant