

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

Our ref: WA/2023/130521/03-L01
Your ref: 230102
Date: 02 July 2024

Dear Sir/Madam,

DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2X 2STOREY SEMI-DETACHED HOUSES WITH ASSOCIATED CAR PARKING

8 ARDLER ROAD, CAVERSHAM, READING, RG4 5AE.

Thank you for re-consulting us on the above application on 08/03/2024. Apologies for our delay in responding to you. We have reviewed the following documents within the application in line with our planning remit:

- Flood Risk Assessment, reference FRA-2023-000106, version 1, compiled by STM Environmental, dated 26th February 2024.

Environment Agency position

We are satisfied with the amendments provided by the applicant and as such **we withdraw our previous objection** (reference WA/2023/130521/01, dated 05/07/2023) and recommend the below **planning condition** is included on the decision notice.

Condition – Flood risk assessment

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 38.38 metres above Ordnance Datum (AOD), in accordance with paragraph 14.2.1 of the FRA.
- A floodable void, proposed as a form of betterment, shall be implemented as outlined in 14.2.2 of the flood risk assessment and shown in Drawing No 001, Revision A, drawn by Kyle Seeley Associates, dated 22nd February 2024.
- The void openings shall extend from the existing ground level to above the 1% AEP +35% climate change allowance.
- A minimum of 1m opening in every 5m length of wall – on all sides (to allow free flow of floodwater in and out of the void area)
- The void shall be open and maintained as such in perpetuity.

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.

Reasons

This condition is in accordance with paragraph 173 of the National Planning Policy Framework (NPPF) and policy EN18 of Reading Borough Councils local plan, it seeks to:

- Prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage.
- Prevent an obstruction to the flow and storage of flood water, which would lead to an increase in flood risk elsewhere.

Advice to applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body. The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity permit. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

Closing comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully,

Mr Nathan Davis
Planning Advisor

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