

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

Our ref: WA/2025/132276/02-L01
Your ref: PL/25/0697
Date: 08 July 2025

Dear Sir/Madam

Demolition Of Existing Buildings And Gas Holder And The Erection Of New Buildings Ranging Between 2 And 9 Storeys In Height, Providing 130 Residential Units (Class C3) With Associated Access, Car Parking, Landscaping And Open Space Without Complying With Conditions 2 (Approved Plans), 11 (Noise Mitigation), 12 (Air Quality Mitigation) And 35 (Vehicle Parking) Of Planning Permission Ref. PI/19/0627 For Changes To Design, Layout, Unit Mix, Vehicle Parking, Refuse Storage, Landscaping, Noise Mitigation And Ventilation Strategy And Energy Strategy.

Gas Holder, Alexander Turner Close, Reading

Thank you for reconsulting us on this application, on 30 June 2025. Further to our previous response (letter with reference WA/2025/132276/01-L01, dated 12 June 2025), you have provided us with additional information about the current nature of the site and extent of the works already carried out. As such we are able to withdraw our previous ecological objection to this proposal.

Environment Agency position

We have **no objection** to the variation of the application as long as existing conditions regarding ecology, flood risk and ground water and contaminated land are applied to any consent.

Please see our previous letter for information relating to flood risk, groundwater and contaminated land, and Safe access and egress.

Advice to Applicant - Other Consents

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. Planners and flood risk professionals – find out more at [Development planning \(including Flood Map for Planning\)](#). Guidance for developers is available through the [Town and Country Planning Association](#) [New national flood and coastal erosion risk information - Town and Country Planning Association](#)

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. Please see www.gov.uk/guidance/check-if-you-need-an-environmental-permit.

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.

Final 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.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

Direct e-mail Planning_THM@environment-agency.gov.uk