

Gary Miles
Reading Borough Council

Our ref: WA/2025/132542/01-L01
Your ref: PL/25/1212

Sent by email

Date: 18 September 2025

Dear Gary

Change of use of 1st Floor, 2nd Floor and Loft from Class E (offices) to C3 (dwelling houses) to comprise 3 new flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

58 Kings Road, Reading, RG1 3AA

Thank you for consulting us on the above application which we received on 5 September 2025. As part of this consultation, we have reviewed the following documents:

- Flood Mitigation Strategy: Compiled by Oakshire Environmental. Dated 1 August 2025.
- Site Location Plan: Drawing No 9436-100, drawn by The Keen Partnership. Dated 2 May 2025
- Existing Block & Proposed Block Plan: Drawing No 9436-101, drawn by The Keen Partnership. Dated 2 May 2025
- Proposed Site Plan: Drawing No 9436-102, drawn by The Keen Partnership. Dated 2 May 2025
- MA Planning Statement: Ref 9436. Compiled by the Keen Partnership. Dated June 25

Environment Agency position

We have **no objection** to the proposal.

Informative

The applicant will require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river Cherwell runs adjacent to the site.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work

The fashion industry accounts for 10% of global carbon emissions (aviation accounts for 2%!). By increasing the lifespan of our clothes by just 9 months of active use, we can reduce their carbon, water and waste footprints by around 20-30% [Source: The Sustainable(ish) Living Guide, by Jen Gale]. You can reduce your carbon footprint by swapping and shopping preloved instead of buying new.

- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood risk standing advice

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](#)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Michelle Waterman-Gay

Sustainable Places Planning Advisor

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