

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

Our ref: WA/2024/131767/03-L01
Your ref: PL/24/0958
Date: 03 December 2025

Dear Sir/Madam

Demolition of existing office and substation buildings and residential-led site redevelopment within 1-11 storey buildings comprising residential (class c3) and ground floor commercial uses (class e), together with various associated works including replacement pedestrian and vehicle access routes, car/cycle parking, hard and soft landscaping and a public open space adjacent to the river

2 Norman Place, Reading RG1 8DA

Thank you for consulting us on the development proposed above, on 17 November 2025.

We have reviewed:

- Design and Access Statement Addendum by Assael Architecture dated October 2025.

Environment Agency Position:

We have **no objection** to the proposed changes as submitted.

Whilst we have no objection to this application, we would like to draw your attention to the informative comments contained within our letter dated 17 December 2024.

Final comments

Thank you again for consulting us. 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application](#), paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn.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.

Did you know that in the UK, 6.6 million tonnes of household food waste a year is thrown away? Almost three quarters of that is food which could have been eaten. Do your bit to avoid domestic food waste to fight climate change! www.lovefoodhatewaste.com www.wrap.org.uk

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

Miss Liz Denham
Planning Advisor

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