

Your ref: -

Our ref: CBH//RMF/

21st April 2026

Danks Badnell
3-4 Osborne Mews,
Windsor,
SL4 3DE

Attention of: Eleanor Smith - Associate Director

Dear Eleanor,

**RE: REGENTS GATE, READING
REVIEW OF FRA AND FRA ADDENDUM (CALIBRO, APRIL 2026)**

I write following a review of the Flood Risk Assessment (FRA) and the Technical Note 001 'FRA Addendum – Regents Gate, Reading' (both Calibro, April 2026), which have been prepared to respectively support the Prior Approval application for renovation and conversion of the existing Regents Gate office building for residential use, and respond on the reasons for refusal at planning.

The application was refused under Reading Borough Council planning reference PL/26/0232.

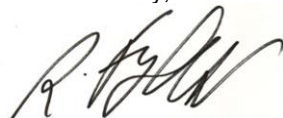
The FRA provides an overview of flood risk and focusses on the Environment Agency (EA) Risk of Flooding from Surface Water (RoFSW) mapping in the area, which misrepresent the risk to the site.

The RoFSW mapping is an inherently high level appraisal of surface water flooding (given its national scale), which provides an indicator of potential areas of surface water flood risk based on local topography (and typically excludes below ground infrastructure).

The FRA Addendum sets out in detail that the unusual site topography - due to the basement level parking area - has resulted in an unrepresentative mapping of flood risk in the site location. The assessment of the flood impacts using the RoFSW mapping alongside the site topographic survey demonstrates that the building is significantly above the risk area, and the pedestrian safe access route via Crown Street is similarly outside the floodplain such that continuous safe access will be available for occupants.

As such, we consider the FRA is acceptable, and the FRA Addendum addresses the reasons for refusal and demonstrates the proposal is compliant with national and local planning policy.

Yours sincerely,



Richard Fisher
Senior Associate – Flood Risk
on behalf of Stantec UK Ltd