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Our Ref: PL/26/0736
Your Ref:
PP-14983601
Direct: ☎
21/07/2026

Your contact is: Catrin Davies, Planning

Dear Mr Winston Francis

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0736

Application Type: Approval of details reserved by a condition

Location: 2 BRIDGE STREET, CAVERSHAM, READING, RG4 8AA

Proposal: Application for Approval of Details Reserved by Condition 1 (Preliminary Flood Risk Assessment) of application PL/24/0022

I refer to your Approval of Conditions application as described above.

Condition 1: Flood Emergency Plan (FEP)

Information submitted:

Preliminary Flood Risk Assessment dated 3rd June 2026 prepared by Oakshire Environmental

Comment: The condition cannot be discharged at this time as insufficient information has been submitted to demonstrate compliance with the requirements of the appeal decision. The Inspector imposed the condition to secure a flood emergency plan and to ensure the gapped floor design is retained in the interests of mitigating flood risk.

Whilst a FRA has been submitted, it does not provide sufficient detail to demonstrate how occupants would be warned of a flood event, the procedures for safe evacuation, the roles and responsibilities of those involved, or the arrangements that would be put in place during an emergency. In addition, there are discrepancies between the submitted documents, which create uncertainty as to how the emergency procedures would operate in practice.

Furthermore, the submitted details do not adequately address the provision of escape route details, a debris management schedule, or confirmation of registration with the Environment Agency's Floodline

Warnings Direct service. Consideration should also be given to the proposed evacuation arrangements given the nature of Flood Alerts and Flood Warnings at this location, and the length of time for which the site can remain subject to flood alerts.

To enable the condition to be discharged, the applicant should submit a revised and comprehensive flood emergency plan addressing the matters identified above, together with details confirming the retention and implementation of the approved gapped floor design. Until this information is provided, the Local Planning Authority cannot be satisfied that the condition has been adequately complied with.

Condition 1 is not discharged.

Yours sincerely

Catrin Davies
Senior Planning Officer